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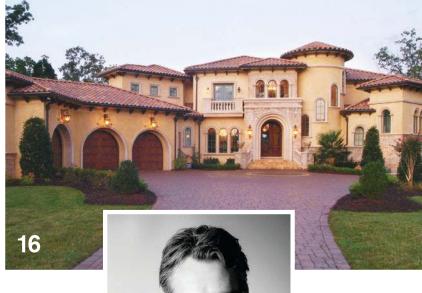
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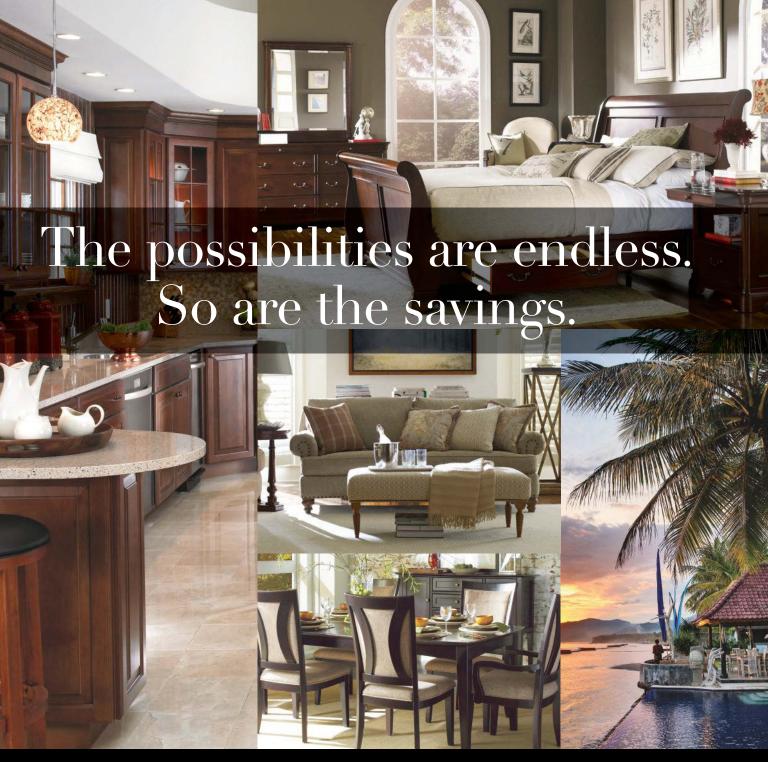






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ON THE COVER: See more photos of this beautiful Low Country home by Visbeen Architects. Photo courtesy of Wayne C. Moore.



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#### **Home Tech**

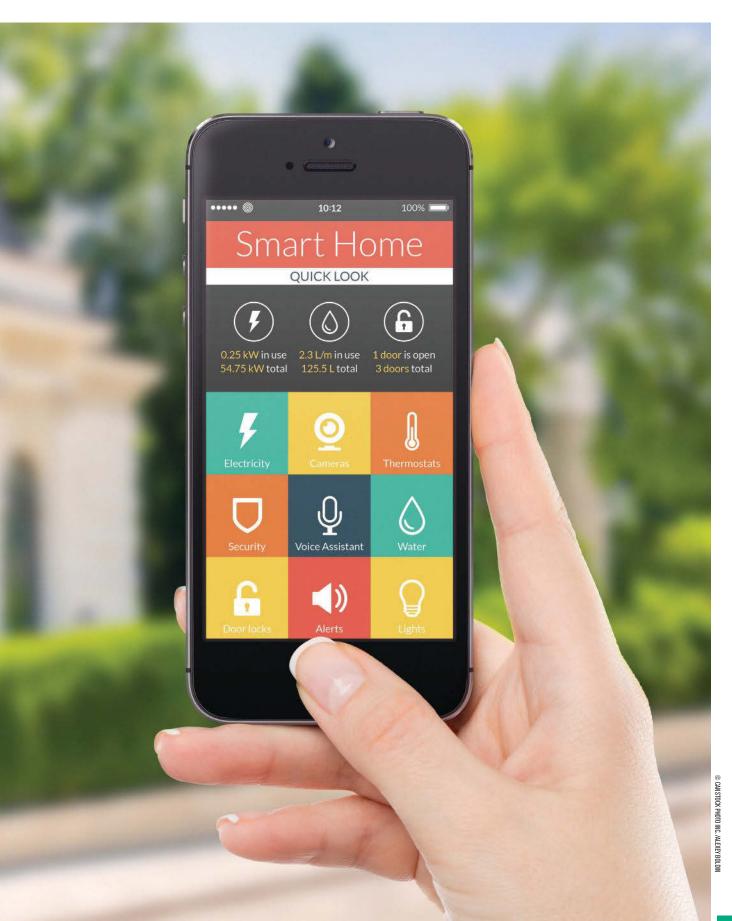
## Home Automation 101

What's a connected home and what can it do for you?

By Aurora Zeledon

f you've ever downloaded a cool-sounding app only to use it once and then forget about it, you know that technology for its own sake can be a waste of time. But what if you could lock your doors using your phone...ten minutes after you've left the house? That would relieve some serious anxiety on vacation. Or how about turning on the lights and heater before you get home on a dark winter night, so you don't have to fumble around finding a light switch while your arms are full of groceries? On a more serious note, imagine being able to monitor your elderly mother's eating patterns based on how often she opens the fridge, or checking a camera view to make sure that she hasn't fallen.

Clearly the future of home automation carries a lot of potential for making your life better. But this is a new and burgeoning field, in many cases with steep prices and learning curves to match. What's worth it? Read on to learn more about this complex but exciting technology.



#### **Home Tech**

#### So, what is home automation?

Some kinds of wired home installations have been around a long time, like stereos, intercoms (remember those?), and garage door openers. Today, though, home automation usually relates to a concept called the Internet of Things (IoT). What is that? Well, have you noticed lately how most phones are smart phones, and many new televisions can connect to the internet? The IoT is like that, but for everyday household objects too. This means that your lamp, Crock-pot, and door locks (to name a few everyday items) can all be connected and controlled remotely with the right technology. Very broadly speaking, there are connected devices (like your lamp) and hubs to control them (usually accessed via an app that you download on your phone). Many of today's smart objects can be configured in combination with each other, so, for example, your lights, music, and heater all turn on with one command on your phone when you get home.

#### **New frontiers for home security**

Home security is one of the most obvious uses of this technology, and it's a top priority for consumers looking to automate, according to a survey by home tech company IControl Networks. The main attractions are the ability to lock and unlock your door remotely, open your garage door, check feeds from cameras posted in and around your home, and detect any water leaks. Even traditional security companies are getting in on the action with packages that let you monitor and control doors, lighting, heating, and more though these services carry a monthly fee. AT&T's Digital Life packages offer all these applications plus 24/7 monitoring.

#### ▼ AT&T DIGITAL LIFE

Like a smorgasbord of security and automation options, you can pick and choose which features you want from Digital Life.

www.att.com/digitallife







#### **▼** BELKIN WEMO SWITCH AND RELATED DEVICES

Plug any electronic into the WeMo Switch to control it remotely. Among WeMo's other cool offerings is a smart Crock-Pot, which lets you turn down the heat on that cheese sauce if you can't get home yet.

www.wemothat.com

#### Fun and functional uses inside the house

You can find lots of cool (and sometimes goofy) applications for the inside of your home. If you've ever been too comfy in bed to want to get up to turn off all the lights in the house, you'll love the new smart light bulbs. With a swipe of the finger on your phone, you can turn lights on or off, and with some, even change the color! You can also automate different responses throughout your home. WeMo by Belkin has some cool products that work with If This Then That (IFTTT) logic to make "recipes" for certain situations. One example Belkin gives is having your lighting synced up to a weather channel to have your lighting go on when the sun goes down. The WeMo Insight Switch has the potential to help you cut your energy costs by delivering reports on how much juice your electronics are using. WeMo has even teamed up with gadget makers Crock-Pot and Mr. Coffee so that you can automate your

Temperature control is another promising use for this techonology. **Keen Home's Smart Vent** lets you funnel air away from unoccupied rooms. **Honeywell's Lyric thermostat** also puts the controls in the palm of your hand. Plus, it looks really sleek – and it even uses a motion sensor to light up when you approach.

kitchen.

#### **Y HONEYWELL LYRIC THERMOSTAT**

Control this sleek thermostat remotely, so you can come home to a toasty house.

www.lyric.honeywell.com



#### **Home Tech**

#### **V** DROPCAM

Keep an eye on your home (or cabin – this would be perfect for monitoring a vacation house from afar) with this simple gadget.

www.dropcam.com



#### More options for caregivers

One interesting use on the horizon for this technology is to aid caregivers of people who want to age in place. Digital Care is a new service from AT&T (available in 2015). An expansion of sorts of their current Digital Life home automation offerings, Digital Care is designed to make everyday life easier for those providing care for an elderly loved one. "Our IP-based home automation and security platform allows us to quickly adapt to growing needs in the market and Digital Care can provide the aging population the freedom to stay in their homes longer rather than going into assisted living," says Gretchen Schultz, Director of Corporate Communications for AT&T. "It will also provide caregivers predictive analytics and ambient monitoring technology capabilities, where they can receive customized updates on the daily activities that matter most while allowing their loved ones to live independently." What might this look like? Say your elderly mom lives alone, but you're concerned that she isn't eating often enough. With her permission (of course), an installed motion detector on the fridge could report to you how often she opens it, and for how long. Another sensor on a medicine cabinet might help to keep you apprised if she's taking her meds regularly. A camera in the hallway could offer additional peace of mind that she's going out for walks. Like the Digital Life packages, you would be able to add devices and tweak components of the service until you hit the right combination for your needs.



PHOTO COURTESY OF DROPCAM



#### But there are serious concerns about your privacy

It seems that home automation is in somewhat of a Wild West phase - newly expanding, a bit chaotic, and, as it turns out, not as secure as we'd like. The most serious concerns are with the privacy of your data: a recent HP study came to the frightening conclusion that 70 percent (yes, you read that correctly) of IoT devices have serious vulnerabilities such as weak encryption and lackluster software protection. How does AT&T respond to these sobering stats? Says Schultz, "We have security controls (encryption among many others) embedded within the underlying infrastructure for our systems - within the AT&T global network - and we have unparalleled visibility into emerging threats. We architected our Digital Life service to transmit data over our wireless network because it is a network we control instead of relying on another broadband connection. The data sent to your device and our monitoring centers is encrypted and this is a far more secure option than other off the shelf automation products that connect through a user's Wi-Fi router."

The lesson here: be aware of the limitations and risks for the devices you're buying and installing, do your homework, and proceed with caution. Learn more about the HP report at www. hp.com.

#### ...and these gadgets don't come cheap

A hub can set you back a few hundred dollars – and that's not counting all the devices you'll want. And if you go with a company like ADT or AT&T, you'll pay a monthly fee. Are smart light bulbs and expensive locks worth the extra cash? Like anything else with your new home, it depends. If your family is big and active with people coming and going all day, perhaps the sense of security that a camera will give you is worth the cost. If you entertain a lot, smart lighting can make it easy to set the mood. Gone from a home a lot? Water leak monitoring could save you lots of money in averted damages. A vacation home, which might sit unoccupied for months, is a good candidate for extra security. At this relatively early stage in the field, it's probably wisest to pick and choose your top priorities, get devices or services to match, and let the rest wait.

#### **Home Tech**

#### More about the featured products



#### **A PIPER SECURITY SYSTEM**

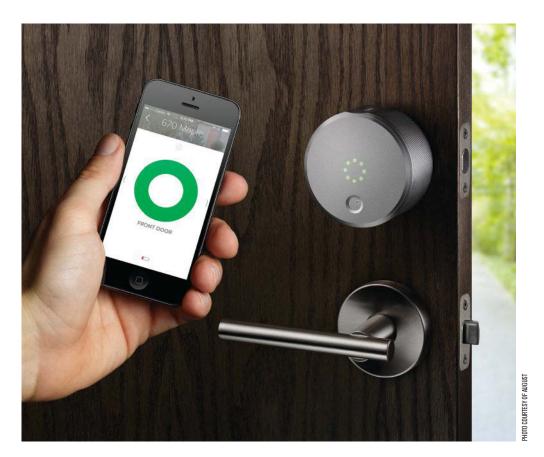
With a host of security and automation features (including a camera for your home and a super-load siren), Piper is a handy device. www.getpiper.com

#### **KEEN HOME SMART VENT**

www.keenhome.io

This intelligent vent can funnel heated or cooled area to rooms where it's needed, and away from unoccupied areas. You can opt for one of their attractive faceplates.





#### > AUGUST SMART LOCK

This new smart lock system lets you send invitations to certain people who need access to your house – the plumber, friends, etc. – for certain times that you specify, and you can see a log of when they actually came and went. It lets you open the door with your phone and won't turn off if your Wi-Fi cuts out.

www.august.com



#### **V** LOWE'S IRIS STARTER KITS

Choose your favorite combination of accessories – the hub is included. Lowe's says each kit takes only about an hour to set up, but professional installation is available, too. www.lowes.com/iris



#### **Home Tech**

#### Okay, so how do I get started?

Home automation is a wide, complex field. First, set your priorities.

#### 1. What do you want to accomplish? Get started by checking each box.

Security/Safety: I want to	
	Automatically open my door and/or garage door
	Be alerted if there's a water leak
	Install a camera inside/outside the house
	View my kids on a camera while I'm not there
	Monitor my elderly parent/relative who lives alone
Convenience: I want to	
	Turn on lights using my phone
	Control the thermostat remotely
	Be more efficient with heating and cooling
	Control my appliances remotely
	Have a well-organized home theater
	Set mood lighting with a few taps on my tablet

#### 2. Pick your approach

#### ☐ Approach #1: Pick and choose your favorite gadgets, then connect them

Think of it like ordering a la carte: you purchase various devices and then connect them via a hub. For example, maybe you want a **Dropcam camera** (to keep an eye on the babysitter), a **Honeywell themostat** (because it looks cool and offers an energy-saving mode), and an **August Smart Lock** (featured on previous page). Then, connect everything with a hub like the **SmartThings Hub**, which is a \$99 device that connects to your router, and download the accompanying app. (Make sure that your hub supports all your devices and appliances – some are limited in the protocols –think of them like electronic languages – that they support). Now, you can control all that stuff via your smartphone or tablet!

#### □ Approach #2: Buy a kit from a big-box store

Many retailers stock smart home products, and some are even entering the home automation market with their own brands. Lowe's Iris Smart Home kits package it all up nicely, letting you choose from three different collections of devices (Safe & Secure, Comfort & Control, and Smart Kit) and a hub.

#### □ Approach #3: Get the full service treatment

If you're not so comfortable with gadgets, services like **AT&T's Digital Life Home Security and Automation packages** can handle installation and offer ongoing support for a wide range of automation needs. This handing off comes at a price, though, with monthly fees that will probably cost you more over time than simply doing it yourself.

Another guided option: eplans has partnered with **Assurity Design Group (ADG)** to take your home to the next level. ADG lets you customize your home with professional lighting design, lighting control, and audio/video systems.



#### Not so into DIY? Go pro with these customized lighting and AV solutions from ADG, an eplans partner.

#### **Lighting Design**

With an incredible range of styles, shapes, colors and sizes, properly designed lighting and decorative lighting fixtures can add sparkle and a final, finishing touch to your décor.

When planning your home's lighting, a proper design can create a different mood or ambience for each space. For example, you might want to emphasize artwork or wall textures, or provide supplemental lighting for rooms with dark wall colors or finishes.

#### **Lighting Control**

Here are just a few examples of what you can do with ADG's lighting control:

- Reduce energy by controlling lights at a higher level
- Turn on exterior lights based on time of day
- Use presets (such as providing a single button press to turn all lights on)
- Illuminate safe exits in case of emergency

#### **Audio Video System**

Your soundscape will know no bounds! ADG's surround sound plus 11-room whole-house audio/video systems allow you to customize the placement and control of in-wall or in-ceiling speakers, and zone control panels. With the use of the provided wire diagram tool and any special instructions that may be required for the contractor (or Do-It-Yourselfers) to follow during the construction phase, ADG has taken the guess work out of the equation. Additionally, you'll have access to distributors for pre-negotiated rates on all equipment via our convenient web portal link, making shopping from home a breeze.

A must have for movie buffs and music enthusiasts, ADG's Audio Video system will not only add value to your home, but will also make your home more intuitive to your needs through the use of electronics.

Lighting Design/Control and Audio Video Design can be added to your plan purchase online, or call **1-800-406-6009** to learn more.



PRE38000



## **Help!**How do I decide on a plan?

There are a lot of choices, we know...171 great plans in this magazine alone, and 28,000 more available at **www.customhomeportfolio.com**. How do you even begin to decide? We can't pick your plan for you, but we can provide you with some simple steps to help narrow down your choices. Start here:

HPRE380007

#### Step 1: Know your lot size and restrictions

If you've already got land, start with the buildable footprint of your lot. What are the dimensions? What are the required setbacks? Are there any lot features you need to work around, like a steep drop-off or a specimen tree? Check the width and depth of each plan you like, or use them as search criteria when you visit www.customhomeportfolio.com.

Online, visit the collections tailored to your lot type, like House Plans for Narrow Lots and House Plans with Walkout Basements for hillside lots. You can also filter any set of search results by garage type, if, for instance, you're building on a corner lot and want a side-load garage.

If you don't yet own a lot, that's OK. You probably know what type of lot you want, so use that to gauge how big of a house you can build and what special features you might need.

#### Step 2: Know your priorities

Your dream house probably has a few must-have elements: must be one-story, for example, with three bedrooms and at least two baths. Perhaps you want a house with a front porch and a fireplace inside. Use these elements as search criteria when you browse the website, and you'll quickly narrow your choices by a good margin. Still too many? Add some more criteria, like architectural style, to show only homes that appeal to your aesthetic. Not enough? Remove a few filters, knowing that almost every plan can be modified to include those must-have features.





#### Step 3: Evaluate your search results

First and foremost, take the pictures with a grain of salt. Photorealistic renderings (that is, 3D computer drawings) depict an idealized version of the house; try to envision how it will look when built on your lot. Photos can be problematic too; sometimes they depict modifications that the owner made, such as enlarging the porch, adding a dormer window, or changing the kitchen layout. Always check the photos carefully against the floor plans. Sometimes the owner has made cosmetic choices that depart from the plans, like siding the home with stone instead of brick, or skimping on trim, or just painting it a color that's not to your taste. Look for the designer's original rendering to see how the home is intended to look, and remember that you can make your own choices.

When you search for plans on www.customhomeportfolio.com, you'll notice that each result shows the approximate cost to build...and it's a huge range. It's calculated according to a simple formula that multiplies the total enclosed area of the home by cost-per-square-foot averages from across the country. The cost of labor varies widely by market and by season, and the cost of materials varies according to those factors as well as by your personal choices, making it impossible for us to provide an accurate estimate in this context. For now, just use this as a general guideline, and when you've narrowed your choices down, consider purchasing our Cost To Build estimation tool, which gives you a much more detailed figure based on your building location and personal preferences. The customized estimate is only \$29.95, and will help guide you towards a plan that you can afford to build.

Use the "Save" buttons on the search results and plan detail pages to save your favorites for later review and comparison. Solicit opinions from your friends and family by sharing on Facebook, or post to your Pinterest boards and Houzz ideabooks.

Above all, as you look at each plan, think about how you'll live in the house: how you'll move through it in your daily routines, where you'll put your furniture, where you'll store your stuff, where you'll spend time with your family and where you'll go when you need some time to yourself. Share your favorites with your family, and ask them to consider these questions as well.

If you have any reservations about a particular design, remember that just about every plan can be modified to suit you. While there's a fee to modify the design, we can provide you with a free quote in most cases, so you know how much it will cost before you commit. To learn more about modification, turn to page 174.

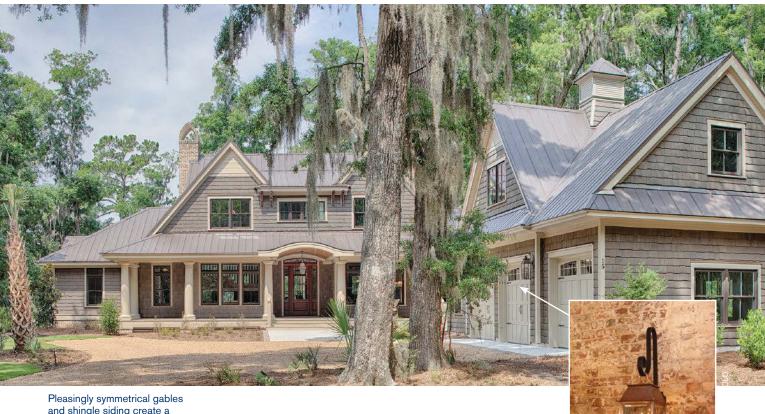
That said, don't obsess too much about the price of the plan itself. Sure, some plans cost more than others, but when compared to the total cost of your homebuilding project and the number of years you'll be living in it, what's a few hundred dollars? It's well worth it to get the home of your dreams.



HPRE380017

HPRE380015

#### **Cover Home**



and shingle siding create a warm and welcoming exterior.

## Open and Organized

Adding an extra dash of style to the exterior, the copper gas lights are from Bevolo. We love the look of the Coach House lantern against the Coachman Collection carriage-style garage doors from Clopay. www.bevolo.com. www.clopaydoor.com

Design by Visbeen Architects

NO WONDER THIS PLAN TOOK HOME BEST IN SHOW and Global Choice awards at the 2014 American Residential Design Awards! With expansive front and rear porches, this Visbeen Architects plan is designed for outdoor enjoyment, but is just as spacious and comfortable inside. The main level's open layout connects the kitchen, dining, and living areas to one another, all with access to the outdoor porches. The master suite occupies one entire wing of the first level, while the upper level features three bedroom suites. The three-car garage offers a one-bedroom guest apartment on its second level. •





**LEFT:** An open study sits under the stairs, ready for cozy reading. Imagine catching up with friends over coffee here...

**BELOW:** The master vestibule stretches from the front to the back of the house, providing access to the master bath, sitting room, and bedroom.



#### **Cover Home**

Get a similar lighting look with **Kichler's Circolo Single-Tier Linear Chandelier**.

It's available in Brushed Nickel or Olde Bronze – we favor the latter for its warm tone. www.kichler.com.





Excellent flow throughout the dining room and kitchen ensures that your guests can circulate easily or chat while you put the finishing touches on dinner.





A fireplace creates a focal point in the intimate-yet-open family room. Those doors open to the covered porch.



**SECOND LEVEL** 

#### PLAN# HPR3800161

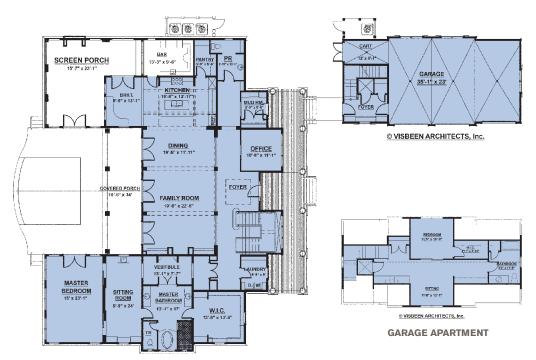
Style: Shingle

Bedrooms: 5 1/2

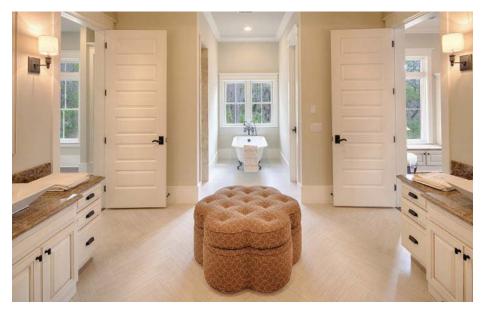
Square Footage: 5,111

Dimensions: 84' - 0"w x 128' - 0"d Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,995 \$1,995



MAIN LEVEL



Bright and inviting, the master bathroom offers access to both the private sitting room (on the right) and the super-spacious closet (on the left). Note the more secluded bathing nook.

## Functional Layout



The bold exterior displays all kinds of contrasts to beautiful effect: both angular and organic shapes, hipped and gabled roof lines, and a harmonious combination of materials.

Design by Visbeen Architects

#### DISCOVER WHY THIS BEAUTIFUL HOME FROM

Visbeen Architects won first place in its size category for custom homes at the 2014 American Residential Design Awards. At the center of the plan is the large family kitchen, which includes a convenient island with built-in table and a cozy hearth room. At night, enjoy your private master suite, which boasts a serene sitting room (or nursery, library, office − you name it!), a roomy bath, and a personal patio. Upstairs are three additional bedrooms, two baths, and a loft, while the optional lower level contains a family room, office, guest bedroom, kitchenette, and much more. ■





There's no shortage of counter space in the master bathroom. Imagine sinking into that freestanding tub!

When the rest of the colors are soft in the bathroom, a bold countertop adds the perfect dash of pattern. Used here is Fantasy Brown quartzite from Michiganbased Top of the World Granite. **Cambria** also offers many fun designs, including the new Coastal Collection.

www.cambriausa.com

**BELOW:** Want more room? The basement can be finished to include a wide variety of fun rooms, including a kitchenette and a family room.



This sleek linear fireplace from **Napoleon Fireplaces** (model LHD62) is a great fit for the spacious living room. Black trim is standard, but you can also opt for surrounds in brushed stainless steel or glossy painted black.

www.napoleonfireplaces.com

A room this big needs lots of light, which the large (and numerous) windows deliver.





Adding drama to the fireplace is the concrete surround from **Hard Topix**, a Michigan business. The colors used here are Fairview Taupe (on the feature wall) and White Sand (on the two-inch hearth) from **Benjamin Moore**. www.hardtopix.com. www.benjaminmoore.com

Seen from the hearth room, the super-spacious kitchen offers a versatile gathering space. The island has been modified a bit here — see page 174 to learn how to make your own changes.





**SECOND LEVEL** 



#### PLAN# HPR3800001

Style: Craftsman

**MAIN LEVEL** 

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 4,296

Bonus Space: 701 sq. ft.

Dimensions: 127' - 5"w x 70' - 0"d Foundation: Optional Finished

Basement

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,995 \$1,995



**OPTIONAL FINISHED BASEMENT** 



PLAN# HPR3800005

Style: Mediterranean

Bedrooms: 6

Bathrooms: 4 ½

Square Footage: 4,391

Dimensions: 69' - 4"w x 95' - 4"d

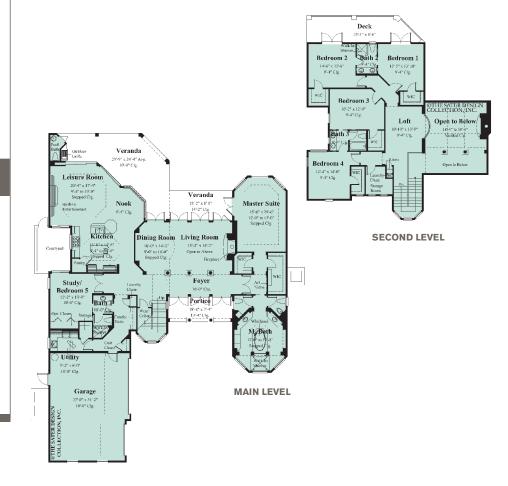
Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$2,854 \$5,050 \$2,854

#### Visit www.customhomeportfolio.com to see more images of this plan

Two levels of exquisite living await within this Mediterranean villa, designed by Dan Sater. Arched entryways distinguish formal spaces in the open layout. The master bath is sure to impress with dual amenities and a whirlpool tub positioned as the centerpiece. A built-in outdoor grill encourages alfresco dining. A wealth of bedrooms upstairs ensures plentiful sleeping quarters. The laundry chute on the second floor is a thoughtful touch.

#### **DESIGN BY DAN SATER**





**OPTIONAL BONUS SPACE** 

# MAIN LEVEL MAIN LEVEL MAIN LEVEL MAIN LEVEL MAIN LEVEL

PLAN# HPR3800006

Style: French Country

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 4,076
Bonus Space: 947 sq. ft.

Dimensions: 111' - 8"w x 85' - 0"d Foundation: Crawlspace, Slab

**5-SET 8-SET REPRO CAD PDF** N/A \$1,300 \$2,000 \$3,075 \$2,000

Visit www.customhomeportfolio.com to see more images of this plan

Three spacious bedrooms and impressive amenities make this plan an outstanding choice. Standout features of the luxurious master suite include a shower with two seats, a corner whirlpool tub, and an enormous closet that opens directly to the laundry room and safe room. Two islands, one with seating, give the kitchen lots of space for entertaining. Upstairs, a huge bonus area can include a bath. Dual two-car garages are placed perpendicular to each other to give plenty of parking without engulfing the stunning French country-inspired front facade.



#### PLAN# **HPR3800007**

Style: Shingle

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 3,524

> Dimensions: 101' - 0"w x 64' - 0"d Foundation: Optional Finished

> > **Basement**

5-SET PDF 8-SET REPRO CAD \$3,995 \$1,995 N/A N/A N/A

#### Visit www.customhomeportfolio.com to see more images of this plan

The best of the present and past merge in this distinctive Visbeen Architects design inspired by two classic all-American architectural styles. The roomy main floor includes a spacious living room, well-planned kitchen and dining area, a large library, and a handy mudroom designed for active families. Upstairs, a gracious master suite and two family bedrooms await at the end of the day. The lower level can be finished to include a family room, a home theater, a billiards area, and an exercise room.

#### **DESIGN BY VISBEEN ARCHITECTS**



**OPTIONAL FINISHED BASEMENT** 



#### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

REAR EXTERIOR





MAIN LEVEL SECOND LEVEL

#### PLAN# HPR3800008

Style: Craftsman

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,901
Bonus Space: 475 sq. ft.

Dimensions: 51' - 0"w x 69' - 10"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

#### Visit www.customhomeportfolio.com to see more images of this plan

Stone accents and a bay window present a charming front facade on this home by Donald A. Gardner Architects. The two-story foyer creates a dramatic entry with its sweeping curved staircase. Two columns mark the entrance to the formal dining area. The spacious kitchen features a large island, espace, and a cozy window seat. Don't miss the master suite's oversize tub. One upstairs bedroom features a window seat and attached bath, while the other two bedrooms share a practical Jack-and-Jill bathroom.



Style: Traditional

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,877
Bonus Space: 471 sq. ft.

Dimensions: 69' - 0"w x 51' - 0"d

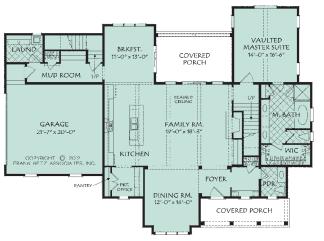
Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245

Visit www.customhomeportfolio.com to see more images of this plan

Combining the best of traditional and modern design, this striking family home by Frank Betz Associates offers a spacious layout and thoughtful extras. A decorative beamed ceiling crowns the family room, which forms one continuous open space with the island kitchen. The master suite is conveniently located on this level. Upstairs, a loft connects the two bedrooms with the large optional bonus room, with a tech loft near the stairs. Don't miss the mud room downstairs, or the handy pocket office that's perfect for holding cookbooks and a laptop right next to the kitchen.





MAIN LEVEL



#### **DESIGN BY FRANK BETZ ASSOCIATES**

# Hers M.Bath Moster Suite 13<sup>d</sup> x 13<sup>d</sup> Lound. Bedroom 4 11<sup>3</sup> x 13<sup>d</sup> Bedroom 3 13<sup>3</sup> x 11<sup>7</sup> W.i.c.

SECOND LEVEL



MAIN LEVEL

#### PLAN# HPR3800010

Style: Cottage
Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,845

Dimensions: 55' -4"w x 59' - 0"d Foundation: Crawlspace, Unfinished

Walkout Basement

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245

#### Visit www.customhomeportfolio.com to see more images of this plan

Full of clever details, this Frank Betz Associates plan is a smart choice for a busy family. Upon entering from the garage, you can easily stash your mail in the "tech center," hang your coat in the closet, and sit down on the handy bench to remove your shoes. Everyone will love gathering around the kitchen's spacious island, which overlooks the great room and bright breakfast nook. All four bedrooms are located upstairs, including the spacious master suite and its sunny sitting area. The laundry room is easy to access here.



PLAN#

HPR3800011

Style: Craftsman Bedrooms: 4

Bathrooms: 4 Square Footage: 2,613 Bonus Space: 460 sq. ft.

Dimensions: 71' - 7"w x 68' - 11"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

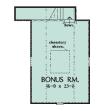
Visit www.customhomeportfolio.com to see more images of this plan

Which fabulous room in this home by Donald A. Gardner Architects will be your favorite? The great room boasts a fireplace and easy access to both the dining room and porch, making it ideal for entertaining. For casual family time, you can't beat the keeping room and open kitchen. The screen porch also features a fireplace to warm up chilly evenings. Every bedroom gets its own bathroom. Don't miss the terrific "family studio," a large laundry room and catch-all space on the way in from the garage.

#### **DESIGN BY DONALD A. GARDNER ARCHITECTS**







**OPTIONAL BONUS SPACE** 



#### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

#### PATIO PORCH MASTER BED RM. SCREEN PORCH 14-5 x 10-9 BRKFST. GREAT RM. 18-0 x 17-10 (cathedral ceiling) BED RM. KITCHEN RM. FOYER DINING STUDY BED RM. PORCH BONUS RM. GARAGE 24-0 x 26-0 © 2012 DONALD A. GARDNER

**MAIN LEVEL** 

**OPTIONAL BONUS SPACE** 

#### PLAN# HPR3800012

Style: European

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,402
Bonus Space: 552 sq. ft.

Dimensions: 71' - 6"w x 69' - 8"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

A blend of beautiful European features gives this plan by Donald A. Gardner Architects outstanding curb appeal. The split-bedroom plan includes an open living space, a screened porch, and a rear patio with room for a spa. Don't miss the well-organized mud room that lets you stash groceries in the pantry before even setting foot in the kitchen. An e-space keeps your tech toys organized, too. A bonus space lets you expand upstairs.



Style: European

Bedrooms: 4
Bathrooms: 2
Square Footage: 2,130
Bonus Space: 621 sq. ft.

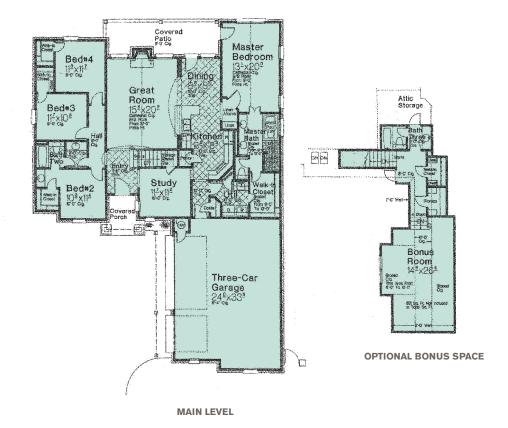
Dimensions: 55' - 0"w x 77' - 5"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,185 \$1,335 N/A \$1,335

#### Visit www.customhomeportfolio.com to see more images of this plan

A striking combination of stone, brick, and wood porch columns will draw all eyes to this unique home. Inside, the remarkably streamlined layout does away with little-used formal rooms in favor of a large great room that flows into the kitchen and dining nook. The master suite offers privacy on the right side of the home, along with a generous bedroom, a walk-in closet that opens directly to the laundry room, and a well-equipped bathroom. Want more room to expand later? A flexible bonus space can be finished upstairs.





**OPTIONAL BONUS SPACE** 

### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

## PORCH SCREEN PORCH Foreplace BED RM. 13-2 x 16-0 (cathedral ceiling) GREAT RM. 16-0 x 19-10 (cathedral ceiling) DINING To x 14-0 To

BED RM.

BED RM. 11-6 x 12-0 (cathedral ceiling

MAIN LEVEL

KITCHEN 15-4 × 0

**PORCH** 

FOYER

### PLAN# HPR3800014

Style: European

Bedrooms: 3
Bathrooms: 2
Square Footage: 2,004

Bonus Space: 475 sq. ft.

Dimensions: 72' - 8"w x 59' - 10"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

This enchanting European-style design by Donald A. Gardner Architects is greatly enhanced by a grand arched entry as well as arched windows with a variety of interesting grid types. Inside is a terrific open plan with an island kitchen that is located in the front. The great room opens to a magnificent outdoor area with a screen porch that is flanked by two additional porches and leads to a large patio with room for a spa. An optional bonus area can be finished upstairs.



### Total Relaxation

Design by Frank Betz Associates

### THIS HOME'S STRIKING FACADE IS PUNCTUATED

by a decorative entryway announcing the front door. Inside, your family will love kicking back in the keeping room near the island kitchen. Details in the family room include arched openings, a fireplace, and an elegant ceiling treatment. A rear deck and screened porch invite outdoor enjoyment. The vaulted master suite resides on the second floor along with two generous bedrooms and a spacious "family interactive room." A bonus room gives you the opportunity to expand later. Don't miss the well-outfitted laundry room or the dining room's gorgeous bay window.





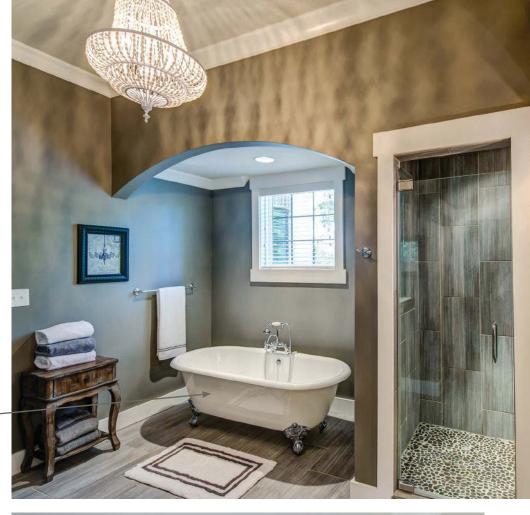
Mixing and matching in the kitchen gives a homier, warmer feel than matching everything. The green cabinets by the refrigerator are from Homecrest Cabinetry, with Eastport Maple doors painted in Sprout with a Mocha glaze. www.homecrest cabinetry.com

Also from Homecrest, the cabinets on the right island are in Java with a Mocha glaze. On the left, the island with a sink displays warm-toned **Custom Cupboards** cabinetry with the Stanton Flat style of door in alder wood with the Canyon Clay color. www.custom cupboards.com

### **Great Kitchens** and Baths

An arched opening makes bathing feel a little bit more special and private in the master suite.

This freestanding tub (a chic tweak to the plan) is the stunning Ralston Cast Iron Clawfoot model from **Signature Hardware**. The tall deck-mount telephone tub faucet and hand shower-cross handles are charming add-ons. **www.signaturehardware.com** 



From the foyer, head left to enter the family room or turn right for the formal dining space.



Here's flooring with tons of character! **Plantation Reclaimed** sources wood from very old barns and other structures, giving you an antique, 100% recycled floor with some serious history.

www.plantationreclaimed.com





### PLAN# HPR3800002

Style: Cottage

Bedrooms: 4
Bathrooms: 3
Square Footage: 3,295

Bonus Space: 443 sq. ft.

Dimensions: 47' - 4"w x 79' - 4"d

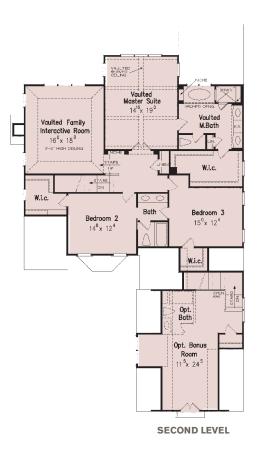
Foundation: Crawlspace, Slab,

Unfinished Walkout

**Basement** 

5-SET 8-SET REPRO CAD PDF

\$1,045 \$1,120 \$1,350 \$2,340 \$1,350



Barn doors are a fun tweak to the master suite's double doors.





MAIN LEVEL



Style: Craftsman

**HPR3800167** 

Bedrooms: 4

Bathrooms: 4 ½

Square Footage: 4,688

PLAN#

Dimensions: 91' - 10"w x 46' - 0"d Foundation: Finished Walkout

Basement

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

Visit www.customhomeportfolio.com to see more images of this plan

This Craftsman plan by Visbeen Architects is aimed at homeowners who desire a vintage look but have modern needs. Inside, an open kitchen and dining area provide a stylish and functional work space for entertaining large groups. Upstairs is the master suite with a large master bath and two additional family bedrooms, each with a private bath. The lower level welcomes visitors with a family room, exercise space, guest bedroom and bath, and even an optional home theater.

### **DESIGN BY VISBEEN ARCHITECTS**









MAIN LEVEL



# DINING PORCH TO SEE STORY TO

LOWER LEVEL

Style: Craftsman

Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 6,228

Dimensions: 92' - 0"w x 99' - 0"d Foundation: Finished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,750 \$1,850 N/A \$3,220 \$2,300

Visit www.customhomeportfolio.com to see more images of this plan

Filled with special design elements, this home is equally luxurious and practical. Inside, the large and welcoming foyer leads to a magnificent great room. The whole family will love to hang out at the gourmet kitchen's snack bar, the built-in banquette, and the attached breakfast area. A walk-in pantry and bright computer nook are clever touches. Conveniently located on this level, the gorgeous master suite displays a tray ceiling and a spacious bathroom. The finished lower level is ready for fun with a large game/media room, a hobby/ craft room, and even a bar!



### PLAN# HP

### HPR3800016

Style: Mediterranean

Bedrooms: 4 Bathrooms: 4 ½ Square Footage: 5,009

Dimensions: 101' - 4"w x 120' - 8"d

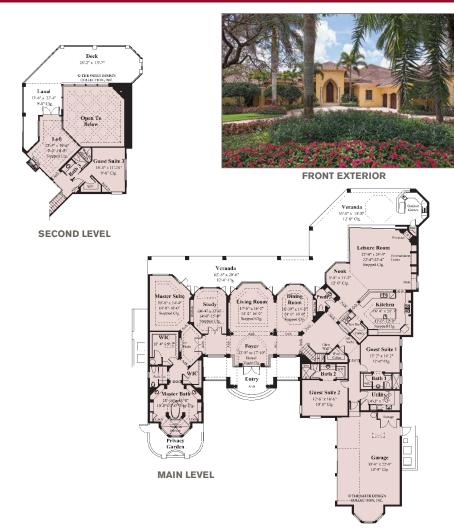
Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$5,009 N/A \$5,009

Visit www.customhomeportfolio.com to see more images of this plan

Let's start with the best part of this amazing Dan Sater home: the kitchen. A wide, angled island provides tons of room for guests to sit and chat, with another island in the center for you to have all to yourself for prepping food. Nearby, the leisure room's disappearing walls open up this space to the veranda for seamless indoor/outdoor living when the weather is nice. At night, relax in the super-luxurious master suite, where a stunning walkin shower and centerpiece tub surround you with comfort.

### **DESIGN BY DAN SATER**





### **DESIGN BY VISBEEN ARCHITECTS**



### PLAN# HPR3800168

Style: Ranch Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 3,588

> Dimensions: 70' - 0"w x 54' - 0"d Foundations: Finished Walkout

**Basement** 

5-SET 8-SET REPRO CAD PDF N/A N/A \$2,995 \$995

### Visit www.customhomeportfolio.com to see more images of this plan

Here's a spacious, free-flowing plan from Visbeen Architects with an openconcept main level and a fully finished walkout lower level. Guests will enjoy sitting at the kitchen's snack-bar island or basking in the light of the sunroom. You'll love the convenient mud room and laundry facility on the way in from the garage. The master suite (complete with a luxurious bathroom) and a den occupy the right side of the plan. Downstairs, kids or visitors can spread out in the recreation areas and two more bedrooms. There's even an exercise room!



PLAN#

### HPR3800017

Style: Craftsman

Bedrooms: 4

Bathrooms: 4 ½

Square Footage: 4,960

Dimensions: 79' - 0"w x 89' - 4"d Foundation: Finished Walkout

Basement

**5-SET 8-SET REPRO CAD PDF** \$2,000 N/A N/A N/A \$2,000

### Visit www.customhomeportfolio.com to see more images of this plan

The use of natural materials in the rich appointments incorporated in this plan creates a look reminiscent of the great lodges of the west. Carefully designed outdoor living elements will provide years of enjoyment for the family and leave guests in eager anticipation of a return invitation. Prominent trusses, decorative ceiling treatments, and large windows and doors to the decks and porches are just a few of the features that make this plan a "natural" for a setting where the outdoor spaces are as important as the indoors. A spectacular master suite on the main level, a finished lower level with guest suite, rec area, and two additional bedrooms (each with a private bath) round out the plan.



FRONT EXTERIOR



### **DESIGN BY FRANK BETZ ASSOCIATES**

## 

### PLAN# HPR3800018

Style: New American

Bedrooms: 4
Bathrooms: 4½
Square Footage: 4,024
Bonus Space: 405 sq. ft.

Dimensions: 81' - 0"w x 79' - 4"d

Foundation: Crawlspace, Slab,

Unfinished

**Walkout Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,240 \$1,350 \$1,610 \$2,755 \$1,610

### Visit www.customhomeportfolio.com to see more images of this plan

The style of this Frank Betz Associates home is anything but traditional. Expansive room sizes and the minimal use of walls melds the space. Upgraded ceiling treatments embellish throughout. The well-appointed master suite focuses on details. Upstairs, three additional bedrooms, each with a full bath, surround a generous "children's den." The rear deck complements the kitchen, inviting outdoor meals.



### PLAN# HPR3800019

Style: Colonial

Bedrooms: 5
Bathrooms: 4
Square Footage: 3,277

Bonus Space: 460 sq. ft.

Dimensions: 62' - 4"w x 68' - 6"d

Foundation: Crawlspace,

**Unfinished Basement** 

**5-SET 8-SET REPRO CAD PDF** \$920 \$1,100 \$1,200 N/A \$1,200

### Visit www.customhomeportfolio.com to see more images of this plan

The spacious open layout with a first-floor master suite brings this gorgeous Colonial-influenced home into the 21st century, along with plenty of modern amenties. The master suite features a large shower, a garden tub, two sinks, and dual walk-in closets. An island adds extra prep space to the kitchen, which also boasts seating for four at the bar and pantry space on the way to the dining room and utility zone. The living room could easily serve as a study or guest bedroom suite.

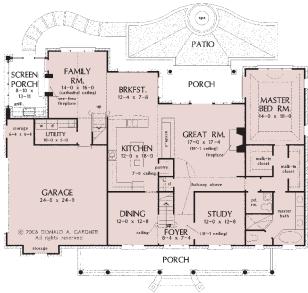


**MAIN LEVEL** 



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

## BED RM. 12-0 x III-1 (cathedral ceiling) down 14-4 x 15-11 BED RM. 12-0 x III-0 (cathedral ceiling) BED RM. 12-0 x III-0 (cathedral ceiling)



MAIN LEVEL

### PLAN# HPR3800020

Style: Country
Bedrooms: 4
Bathrooms: 3 ½

Square Footage: 3,139
Bonus Space: 286 sq. ft.

Dimensions: 73' - 3"w x 54' - 10"d

**5-SET 8-SET REPRO CAD PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

### Visit www.customhomeportfolio.com to see more images of this plan

nside this graceful family home from Donald A. Gardner Architects, you'll find a modern layout with amenities designed for the way families live today. For example, check out the kitchen: an e-space keeps your phone and tablet at hand while they charge, the island gives chopping room, and a snack counter is perfect for casual meals. A see-though fireplace steals attention in the family room. Across the home, the master suite boasts walk-in closets, porch access, and a spacious bathroom. Three more bedrooms rest upstairs, along with a bonus room.



Style: Craftsman

Bedrooms: 4

Bathrooms: 4

Square Footage: 2,672

Bonus Space: 458 sq. ft.

Dimensions: 35' - 0"w x 91' - 0"d

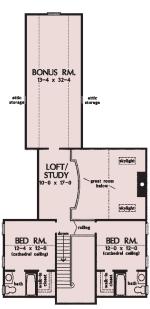
**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

Surprisingly spacious, this striking design from Donald A. Gardner Architects fits easily into a narrow lot. Gorgeous gables define the facade. Inside, the open kitchen, breakfast area and great room flow from one to the next and include many details such as a spacious center island, generous countertop and cabinet space, a fireplace, and porch access. The first-floor master suite includes a built-in shower seat and double walk-in closets and sinks.



MAIN LEVEL



**SECOND LEVEL** 



**FRONT EXTERIOR** 



**OPTIONAL BONUS SPACE** 

## OPT. PATIO 15 X 4' OFFICE ACCEPT OF THE PATIO 16 X 18' 12 X 12' OFFICE ACCEPT OF THE PATIO 18 X 17' OFFICE ACCEPT OF THE PATIO OFFICE ACCEPT OF THE PAT



**FRONT EXTERIOR** 

### PLAN# HPR3800022

Style: Craftsman

Bedrooms: 3

Bathrooms: 2 ½

Square Footage: 2,430

Bonus Space: 474 sq. ft.

Dimensions: 70' - 0"w x 71' - 0"d Foundation: Crawlspace, Slab

**5-SET 8-SET REPRO CAD PDF** \$905 N/A N/A \$1,675 \$1,115

### Visit www.customhomeportfolio.com to see more images of this plan

Featuring modern amenities, rustic details, and an amazing kitchen, this plan is one that your family will love. Seating for five at the kitchen's counter encourages interaction between here and the hearth room, while the cooktop island and overhead floating cabinets add utility. The garage entry acts as a second foyer allowing direct access to the pantry, large laundry room, kitchen, and master suite. The luxurious master suite is both romantic (check out that shower and tub!) and practical (with double closets).

## Bold and Beautiful

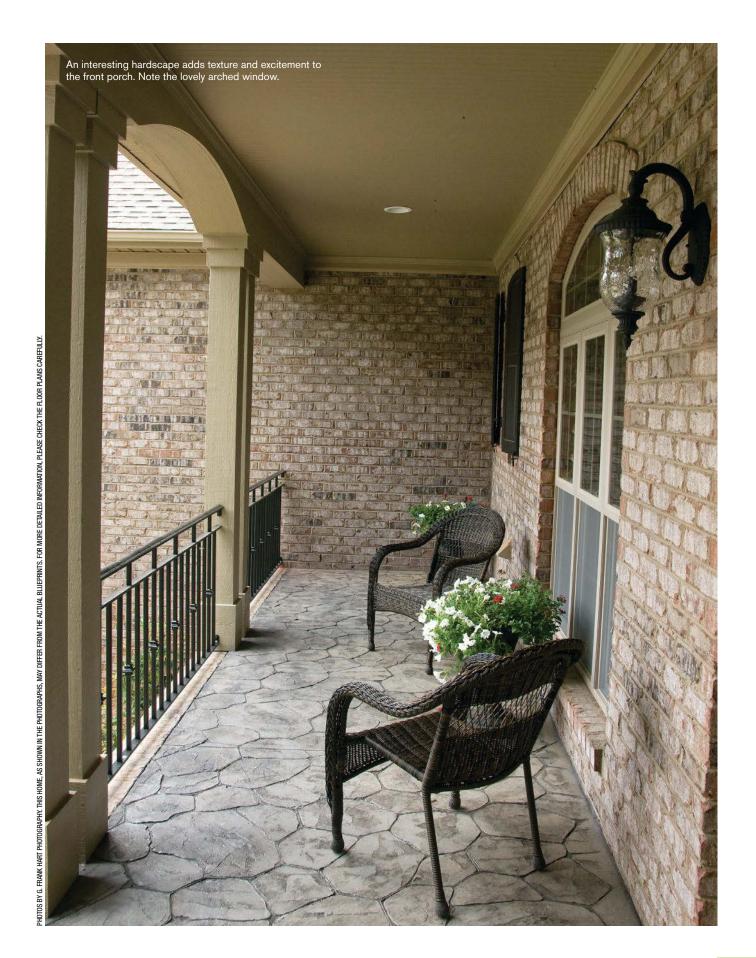


A series of gables and a porch add graceful curb appeal to the exterior. Brick has replaced the stone and stucco in this version of the plan; to make your own changes, see page 174.

Design by Donald A. Gardner Architects

### INSIDE THIS ATTRACTIVE TWO-STORY

home, the expansive kitchen features an adjacent hearth room with a fireplace and built-ins. Just steps away is the dramatic, fireplace-warmed great room. The master suite accesses one of the rear porches and includes a window seat, two walk-in closets, and an elegant master bath. A flexible bedroom/study is down here, while upstairs, three bedrooms share two baths and a large bonus room that can become an exercise room or media space.



### Curb Appeal

Intersecting cathedral ceilings draw the eye up in the main living areas, especially in the super-spacious kitchen.



The Structures series from Kichler Lighting mimics the chandeliers over the island and breakfast table. The collection includes a number of multilight and single-light chandeliers and pendants, as well as wall-mounted rails and sconces. www.kichler.com

Dark chocalatey cabinets with a simple profile are both contemporary and classic. For a similar look, try the Portrait door style in Maple with Kona finish from Merillat.

Tapered Bow pulls in Satin Nickel complement the look.

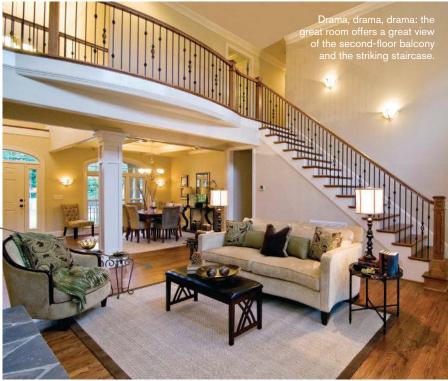
www.merillat.com



Try Bellawood Hues Butterscotch Oak Rustic from **Lumber Liquidators** for a similar look on living area floors. The prefinished planks are available in 3 1/4" and 5" widths.

www.lumberliquidators.com





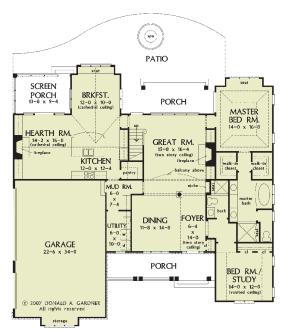




Attention has been paid to the back of the home, too, with more gables and two porches (one of them screened).

Hanson Brick supplied the exterior cladding. The company offers dozens of colors in each of four regional collections. Try Kiawah Vista from the Carolina Collection for a similar look.

www.hansonbrick.com



**MAIN LEVEL** 



### PLAN# HPR3800004

Style: English Cottage

Bedrooms: 5
Bathrooms: 4
Square Footage: 3,162

Bonus Space: 250 sq. ft.

Dimensions: 65' - 5"w x 65' - 5"d

**5-SET 8-SET REPRO CAD PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

### Curb Appeal



Style: Tudor

Bedrooms: 5

Bathrooms: 5 1/2 + 1/2

Square Footage: 7,398

Bonus Space: 580 sq. ft.

Dimensions: 122' - 0"w x 72' - 0"d

Foundation: Finished Daylight

**Basement** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,995 \$1,995

### Visit www.customhomeportfolio.com to see more images of this plan

Capped by picturesque chimneys, this beautiful Visbeen Architects home draws inspiration from Tudor and Shingle styles. Inside, the spacious main level opens with a central living room showcasing a fireplace. In the heart of the home, you'll find the family room and open island kitchen. Upstairs, relax in the deluxe master suite with its spa-like bath and split walk-in closet. Three additional family bedrooms, a convenient laundry room, and a bonus space complete the level. Downstairs, the lower level boasts a rec room, a guest suite, and more storage.







### **DESIGN BY VISBEEN ARCHITECTS**

### Bedrm 17-07 19-07 Bath Bath Bath

**SECOND LEVEL** 



♦ VISBEEN ASSIGDATES, n



MAIN LEVEL

### PLAN# HPR3800064

Style: Low Country

Bedrooms: 3

Bathrooms: 3½

Square Footage: 2,883

Bonus Space: 518 sq. ft.

Dimensions: 46' - 0"w x 134' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

### Visit www.customhomeportfolio.com to see more images of this plan

t's easy to see why this home won prizes at the 2014 American Residential Design Awards and the 2013 Best in American Living Awards. Designed by Visbeen Architects, the plan features a screened-in porch, fireplacewarmed courtyard, and several more porches for easy transitions between indoor and outdoor living. The open main-level floor plan centers on common living spaces, while still leaving room for a luxurious master bedroom. The upstairs loft offers two individual suites with private bathrooms. A detached garage with an optional bedroom suite above offers even more space.



### PLAN# HPR3800023

Style: Craftsman

Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 5,077

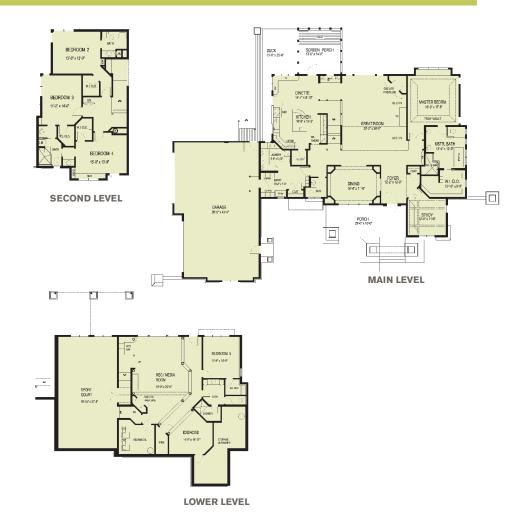
Dimensions: 92' - 0"w x 79' - 6d Foundation: Finished Walkout

Basement

**5-SET 8-SET REPRO CAD PDF** \$1,495 N/A \$2,250 \$3,295 \$1,950

### Visit www.customhomeportfolio.com to see more images of this plan

This home has everything needed for today's active family, starting with the spacious great room, continuing with plenty of comfortable bedrooms, and extending to the incredible lower level's sport court! The impressive kitchen features an island with a prep sink, double ovens, and a walk-in pantry. Conveniently located on this floor, the master suite displays a dramatic tray ceiling and a luxurious bath with a walk-in shower, private water closet, double-sink vanity, and a soaking tub. Don't miss the ultra-handy laundry/ mud room entry with storage lockers and a bench seat.





### **DESIGN BY DAN SATER**

# Great Room Open To Below Supped Cig. Wet Bath 2 Sundeck 24 of x 18 of x Supped Cig. Great Room Open To Below Supped Cig. Suppe

MAIN LEVEL SECOND LEVEL

### PLAN# HPR3800024

Style: Plantation

Bedrooms: 3
Bathrooms: 3 ½
Square Footage: 3,739

Dimensions: 63' - 6"w x 95' - 9"d

Foundations: Crawlspace

**5-SET 8-SET REPRO CAD PDF**N/A N/A \$1,870 \$3,365 \$1,870

### Visit www.customhomeportfolio.com to see more images of this plan

Towering columns and a cupola create unparalleled curb appeal for this Dan Sater home. Upon entering, you'll notice a grand staircase gracing the vestibule. Ahead, the great room opens to the veranda with two sets of French doors. Your family will enjoy relaxing here or in the roomy island kitchen. In the nearby master suite, take a soak in the centerpiece tub, enjoy a long shower, or step out to the veranda. Take the elevator or stairs up to find two more bedroom suites and a loft that boasts a wet bar and sundeck.



Style: European

Bedrooms: 4

Bathrooms: 3 ½

Square Footage: 3,371

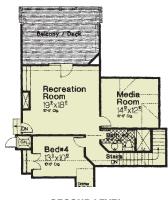
Dimensions: 79' - 0"w x 61' - 3"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,395 \$1,535 \$1,685 N/A \$1,685

### Visit www.customhomeportfolio.com to see more images of this plan

Feel like you're in a fairy tale in this delightful European-style home. The spacious master suite takes up the left wing of the home with its large bedroom, whirlpool tub, separate shower, dual vanities, and walk-in closet. Two more bedrooms occupy the opposite side of the home. In the middle, friends and family will love gathering by the great room's fireplace or in the roomy island kitchen. A covered patio invites alfresco dining, while a formal dining room sits ready for special occasions near the front.







## SELLAWS PAGENT AND THE PAGENT AND TH

**MAIN LEVEL** 

GARAGE 2Z-4" X 23-8" SECOND LEVEL

### PLAN# HPR3800026

Style: Chateau
Bedrooms: 4
Bathrooms: 3 ½

Square Footage: 3,083

Bonus Space: 465 sq. ft.

Dimensions: 61' - 0"w x 82' - 0"d Foundation: Crawlspace, Slab

5-SET 8-SET REPRO CAD PDF

N/A \$1,300 \$2,000 \$3,075 \$2,000

### Visit www.customhomeportfolio.com to see more images of this plan

With its stunning stone-covered turret, this home will turn heads. A timberbeam vaulted ceiling, a fireplace, and access to the back porch enhance the great room, which leads without interruption into the island kitchen. On the right side, the generous master suite includes a bright walk-in closet and a comfortable bathroom. A circular stairway in the turreted tower leads to the game/media room as well as an additional bedroom, bath, and bonus room.



### PLAN# HPR3800027

Style: Ranch

Bedrooms: 3

Bathrooms: 2 ½

Square Footage: 2,687

Dimensions: 101' - 8"w x 56' - 4"d Foundation: Unfinished Basement

**5-SET 8-SET REPRO CAD PDF** \$914 \$955 \$1,146 \$1,824 \$1,146

Visit www.customhomeportfolio.com to see more images of this plan

This sprawling ranch home is a blend of craftsman style with traditional details to create a unique and impressive facade. A two-sided fireplace divides the spacious great room and the hearth room off the kitchen. You'll love the large center island and access to the adjacent dining area. The bedrooms are situated to the left of the entry and include a spacious master suite with walk-in closet, dual sinks and Jacuzzi tub. A three-stall front loading garage completes this home.



**REAR EXTERIOR** 





### **DESIGN BY FRANK BETZ ARCHITECTS**



SECOND LEVEL



MAIN LEVEL

### PLAN# HPR3800028

Style: Colonial

Bedrooms: 4
Bathrooms: 2 ½
Square Footage: 2,616

Dimensions: 53' - 0"w x 46' - 0"d Fondation: Crawlspace, Slab

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245

Visit www.customhomeportfolio.com to see more images of this plan

The gorgeous exterior of this home by Frank Betz Associates shows off a graceful porch, classic brick, and plenty of windows. Inside, modern amenities include the pocket office (perfect for keeping your gadgets easy to access but out of sight), a mud room, lots of closet space in the master bedroom, and the upstairs laundry room. The layout of the first floor encourages interaction, with the island kitchen fully open to the family room for easy conversation across spaces.



HPR3800029

Style: European
Bedrooms: 4
Bathrooms: 3
Square Footage: 2,363

Bonus Space: 524 sq. ft.

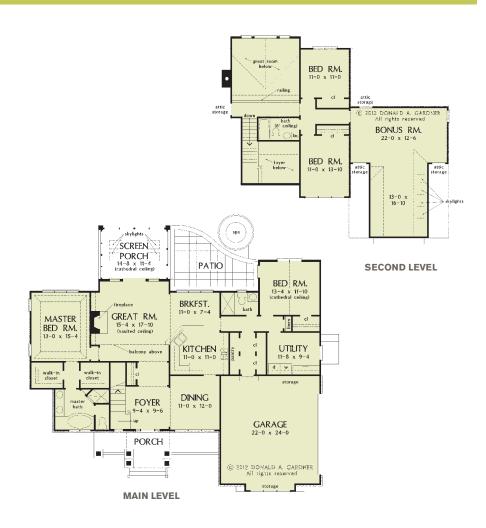
Dimensions: 65' - 0"w x 59' - 6"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

This charming home from Donald A. Gardner Architects evokes a storybook cottage with its shingle and stone siding and intricate windows. Inside, enjoy snuggling by the great room's fireplace or sharing a casual meal at the kitchen's snack counter. The master suite offers dual closets, two sinks, a large tub, and a separate shower. One bedroom down here and two more upstairs (plus a bonus room) provide plenty of room for family and guests.

### **DESIGN BY DONALD A. GARDNER ARCHITECTS**





### Bedroom 3 Bonus Room 21<sup>3</sup> · 13<sup>4</sup> Master Bedroom 15° · 18° Bedroom 2 12° · 11° Balcony Deck **SECOND LEVEL** Kitchen Family 19° • 20° 2 Car Garage 23° · 31° Dining 10° · 12° Covered Porch

PLAN# HPR3800030

Style: Colonial
Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,169

Bonus Space: 322 sq. ft.

Dimensions: 56' -7"w x 32' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$730 N/A \$920 \$1,840 \$920

### Visit www.customhomeportfolio.com to see more images of this plan

This beautiful home opens up to a surprisingly modern open layout. Step past the wide, welcoming porch into the foyer, where an open stairway rises to the second floor. Beyond the stairs is a large family room with a central fireplace, plentiful windows, and two doors to the deck. This room is open to the kitchen and breakfast area, facilitating maximum family interaction. Upstairs, the master suite and one of two bedrooms access the upper porch. A bonus room invites expansion.



Design by Dan Sater

### FIRST-PLACE WINNER AT THE AMERICAN RESIDEN-

TIAL Design Awards in its size category for custom homes, this stunning plan by Dan Sater blends clean contemporary styling with open, flowing spaces and elegant casual living. The kitchen incorporates a center island for prep and serving. The adjacent dining area features a bay window and a built-in bench for seating. We think you'll agree that the highlight of the home is its sumptuous master suite, complete with a decorative divider that allows an abundance of natural light. Double vanities, a glass enclosed shower, and a freestanding tub give a resort-like feeling to the master bath. Love entertaining outside? This home delivers an outdoor kitchen, a fireplace-warmed cabana right outside the master suite, and even two upstairs decks and a balcony. Also on the second floor, don't miss the loft and the two spacious guest suites.

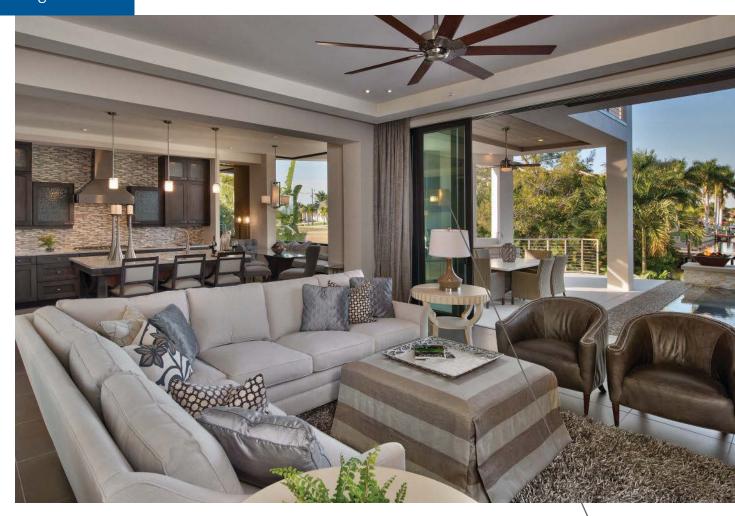
The Corinthian fire bowl from **Grand Effects** is available in both copper and concrete. The company's Automated Burner technology integrates with most home and pool automation systems. **grandeffectsinc.com** 



The lanai features environmentally-friendly Active tile in Moon and Lime from **StonePeak Ceramics, Inc.**, offering "Italian Style made in the USA". Choose from sturdy porcelain tiles designed to beautifully mimic materials like marble, slate, and even wood. **stonepeakceramics.com** 

With its wide variety of outdoor spaces (on two levels!), this home is perfectly suited to host all kinds of get-togethers.

### **Outdoor** Living





WinDoor, Inc. offers both nonimpact resistant and impactresistant sliding glass door systems in spans up to 40 feet long and ten feet high. They can even handle corners! www.windoorinc.com

The Hampton series 4-light chandelier in Antique Nickel from Hinkley Lighting illuminates the dining nook. It's available from a number of online outlets, including ylighting.com and lightingdirect.com.

ABOVE: A wall of sliding doors makes the great room almost feel like another outdoor space. Note the terrific openness to the kitchen.

**LEFT:** No need to miss out on the view while having breakfast: a built in dining nook makes mornings bright.



### **Marsh Furniture Company**

supplied the cabinets in the master bath. The *Savannah* door style in Maple with an Alpine white finish lends a warm yet contemporary look.

www.marshfurniture.com



SECOND LEVEL

### PLAN# HPR3800003

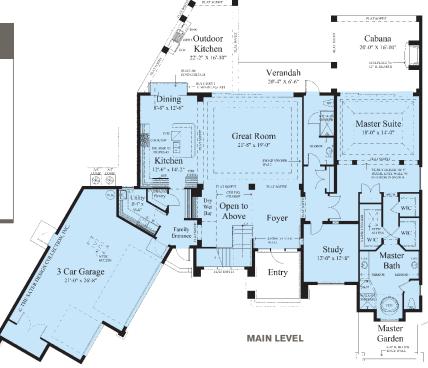
Style: Contemporary-Modern

Bedrooms: 3
Bathrooms: 4
Square Footage: 3,507

Dimensions: 94' - 0"w x 79' - 11"d

Foundation: Stem Wall

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,754 \$3,157 \$1,754





HPR380010

Style: Prairie

Bedrooms: 3
Bathrooms: 3 ½
Square Footage: 3,108

Dimensions: 78' - 0"w x 102' - 8"d

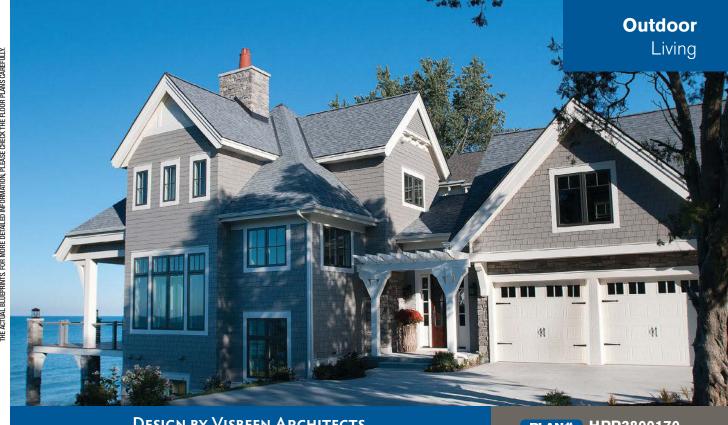
Foundation: Block, Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,554 \$2,797 \$1,554

Visit www.customhomeportfolio.com to see more images of this plan

With an entry porch supported by stone pilasters and square tapered columns, this Dan Sater plan presents a modern interpretation of a Prairie Craftsman. Inside, the Craftsman influence continues with a low divider between the foyer and formal dining room with bookshelves and a pair of square tapered columns. The spacious great room boasts a beautiful beamed ceiling and built-in shelving. Also part of this area is the breakfast nook that opens to the home's spacious, vaulted veranda, Each bedroom has its own secluded location as well as a private bath. The master suite is entered via a private foyer and features dual closets and vanities.





### **DESIGN BY VISBEEN ARCHITECTS**

## **SECOND LEVEL**



MAIN LEVEL



### **HPR3800170** PLAN#

Style: Craftsman

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,472 Bonus Space: 470 sq. ft.

> Dimensions: 78' - 0"w x 38' - 0"d Foundation: Finished Walkout

**Basement** 

5-SET 8-SET REPRO CAD **PDF** N/A N/A N/A \$3,495 \$1,495

### Visit www.customhomeportfolio.com to see more images of this plan

Winner of the Model Homes category in its size at the 2014 American Residential Design Awards, this beautiful Shaker-inspired home by Visbeen Architects sits comfortably on sloped settings. The main floor offers a variety of gathering areas, including a large open-concept living area, a cozy hearth room, and an expansive deck off the side of the house. The upper level has two bedrooms plus a bunk room. On the lower level, there is an additional bunk room, a billiards area, seating area and kitchenette. Above the garage there is a bonus guest apartment.



### PLAN# HPR3800171

Style: New American

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 3,098

Dimensions: 84' - 6"w x 40' - 0"d Foundation: Optional Finished

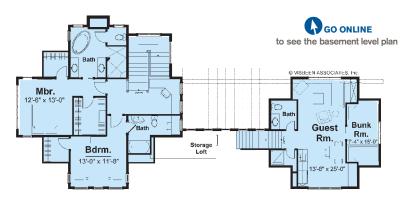
**Basement** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

Visit www.customhomeportfolio.com to see more images of this plan

The light-filled center entrance of this Visbeen Architects design connects the main living areas on the roomy first floor with an attached two-car garage. A large fireplace warms the hearth room. Nearby are a screened porch and family-friendly kitchen with lots of seating. The second level holds the generous master suite and a second suite. A guest apartment above the garage has living space, a bunk room, and a full bath, making it ideal for an in-law or older child. The lower level can also be finished. This home topped the Custom Luxury category at the 2009 American Residential Design Awards.

### **DESIGN BY VISBEEN ARCHITECTS**



SECOND LEVEL



MAIN LEVEL



# mstr sle 18-0.18-0 18-0.18-0 19-5.0.44-0 1

REAR EXTERIOR

### PLAN# HPR3800031

Style: Contemporary-Modern

Bedrooms: 3
Bathrooms: 3 ½
Square Footage: 4,264

Dimensions: 88' - 0"w x 117' - 5"d

Foundation: Basement/Slab,

Finished Daylight

Basement

**5-SET 8-SET REPRO CAD PDF** \$1,345 \$1,645 N/A \$2,995 \$1,845

### Visit www.customhomeportfolio.com to see more images of this plan

Contemporary styling with low pitched roofs and steel channel awnings add to the warm stone and stucco facade of this plan. The remarkable family room is connected to a huge kitchen with a massive island and breakfast nook area. The master bedroom has large windows for natural light and a decorative ceiling treatment. From the enormous walk-in closet, you can step out to a side atrium. The remaining two bedrooms are separated by a den and a shared Jack and Jill bath. A flexible lower level provides office space and a game/guest room area with another Jack and Jill bath.



Style: Craftsman

Bedrooms: 3
Bathrooms: 3
Square Footage: 4,118

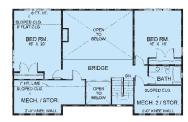
Dimensions: 150' - 4"w x 64' - 8"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$1,600 N/A N/A N/A \$1,300

### Visit www.customhomeportfolio.com to see more images of this plan

This contemporary Craftsman home centers around its dramatic two-story great room, grand covered porch, and huge view. The smart layout ideally balances privacy and easy socializing, with the master suite located in its own wing on the first floor. Features that facilitate aging in place (as well as making everyday life easier for everyone) include a roll-in shower, a step-free garage, three-foot-wide doors, and the placement of all core spaces on the ground floor.



SECOND LEVEL





### S CAR GARAGE 22-4" X 31-2" S CONCENTRY FORCH ON EMTRY FORCH OF X 9-2" ON EMTRY FORCH ON MC ON EMTRY FORCH ON MC ON MC ON MC OFEN DEDX OFEN DEDX OFEN DEDX OFEN DEDX OFEN DEDX OFEN DEDX OFEN DEDX

MAIN LEVEL



Style: Cottage
Bedrooms: 2
Bathrooms: 3
Square Footage: 3,871

Dimensions: 69' -0"w x 76' - 0"d Foundation: Unfinished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$875 \$950 \$1,150 \$1,250 \$1,250

Visit www.customhomeportfolio.com to see more images of this plan

A large wraparound deck surrounds three sides of this beautiful home for excellent outdoor living space. The open living area boasts cathedral ceilings, a grand window wall, and a two-sided fireplace shared with the master suite. An island adds plenty of prep space to the spacious kitchen and dining nook. Downstairs, a large family room with a wood-burning stove and wet bar joins a private sitting area, a second bedroom, and even a wine cellar in completing the plan.



Style: Mediterranean

Bedrooms: 4
Bathrooms: 5
Square Footage: 3,777

 Foundation:
 Stem Wall Foundation

 5-SET
 8-SET
 REPRO CAD
 PDF

 N/A
 N/A
 \$2,455
 \$4,344
 \$2,455

Dimensions: 73' - 2"w x 118' - 8"d

Visit www.customhomeportfolio.com to see more images of this plan

Everything about this magnificent Mediterranean-inspired home by Dan Sater speaks to modern living. Take the casita: detached from the main house, this guest suite is a terrific option for families with a live-in relative who would like a little extra space and privacy. Right next to it, an outdoor fireplace heats up cool evenings. The main house features an open layout with a spacious great room and big, double-island kitchen. Homeowners will love the convenience of the master suite on the main floor. Two more bedroom suites occupy the second level.

### **DESIGN BY DAN SATER**



MAIN LEVEL



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

# MASTER PORCH ST. 3X 9 - 6 REPROCM PORCH DINING RORCH DO NIS OBAH PORCH PORC

**LOWER LEVEL** 

### PLAN# HPR3800035

Style: European

Bedrooms: 3

Bathrooms: 3 ½

Square Footage: 3,195

Dimensions: 71' - 1"w x 78' - 6"d

**5-SET 8-SET REPRO CAD PDF** \$1,763 \$1,868 \$2,513 \$5,025 \$2,513

### Visit www.customhomeportfolio.com to see more images of this plan

deal for a hillside lot, this Donald A. Gardner Architects home boasts a rear wall of glass on both floors to capture breathtaking views. A rear porch and screened porch expand living space outdoors. The open floor plan distinguishes rooms by ceiling treatments and columns instead of enclosing them with walls. An elevator makes getting around easier. The master suite is complete with two walk-in closets, a double vanity, garden tub, separate shower, and private privy.



Style: Cottage

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,899

Bonus Space: 385 sq. ft.

Dimensions: 62' - 4"w x 64' - 0"d Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

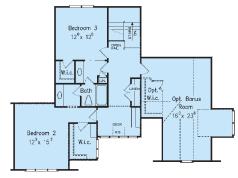
**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350

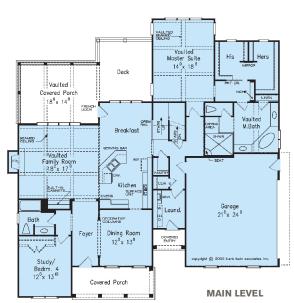
### Visit www.customhomeportfolio.com to see more images of this plan

Designed by Frank Betz Associates, this home features a vaulted porch in back. The formal dining room has convenient access to the island kitchen. From here, the family gourmet can enjoy views of the hearth-warmed family room and the breakfast nook. The vaulted master suite has two walk-in closets (complete with windows, so you can see what your outfit will look like in natural light) and an amenity-filled bath. Stairs to the second floor reach two bedrooms, each with direct access to a full bath.

### **DESIGN BY FRANK BETZ ASSOCIATES**



**SECOND LEVEL** 





# SECOND LEVEL SECOND LEVEL SPECIAL STATE SUBSTANCE S

MAIN LEVEL

### PLAN# HPR3800037

Style: Colonial
Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,098

Bonus Space: 475 sq. ft.

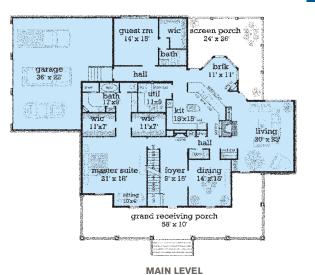
Dimensions: 63' - 4"w x 86' - 5"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$825 \$900 \$975 \$1,400 \$900

### Visit www.customhomeportfolio.com to see more images of this plan

This elegant country home is a simple design with an irresistible porch that wraps almost all the way around, ending at a rear screened porch with an adjoining deck. Inside, you'll find an open plan characterized by spacious rooms, lively angles, and room-brightening clerestory windows. The master suite is on the main level, entered from a small hall which also houses a coat closet and the entry to the laundry room. Upstairs are two sizable bedrooms, lots of storage, a loft, and a fun laundry chute.



Style: Plantation

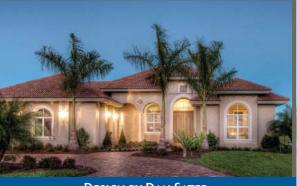
Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 4,005

Dimensions: 90' - 0"w x 70' - 0"d

Foundation: Unfinished Basement

**5-SET 8-SET REPRO CAD PDF** N/A \$1,029 \$1,119 \$2,238 \$1,119

Visit www.customhomeportfolio.com to see more images of this plan



**DESIGN BY DAN SATER** 

### PLAN# HPR3800039

Style: Mediterranean-

Modern

Bedrooms: 3
Bathrooms: 3
Square Footage: 3,083

Dimensions: 72' - 4"w x 82' - 11"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,542 \$2,775 \$1,542

Visit www.customhomeportfolio.com to see more images of this plan



PHOTO BY M. E. PARKER PRODUCTIONS. THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.



### DESIGN BY DONALD A. GARDNER ARCHITECTS

### PLAN# HPR3800040

Style: Southwest

Bedrooms: 3 Bathrooms: 3 1/2 Square Footage: 3,061

Dimensions: 86' - 1"w x 84' - 8"d

5-SET 8-SET REPRO CAD **PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

Visit www.customhomeportfolio.com to see more images of this plan







**DESIGN BY DONALD A. GARDNER ARCHITECTS** 

### PLAN# HPR3800041

Style: Craftsman

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 2,528 Bonus Space: 515 sq. ft.

Dimensions: 84' - 4"w x 95' - 10"d

5-SET 8-SET REPRO CAD **PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

Visit www.customhomeportfolio.com to see more images of this plan



**DESIGN BY DONALD A. GARDNER ARCHITECTS** 

Style: Bungalow

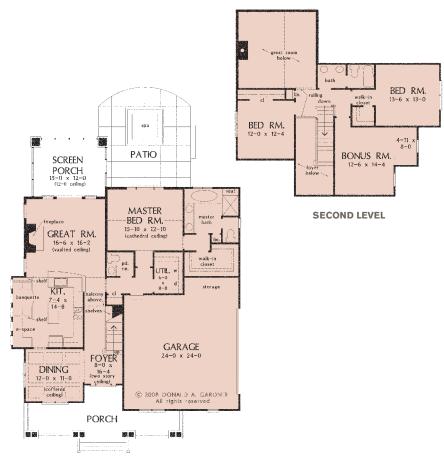
Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 1,997
Bonus Space: 241 sq. ft.

Dimensions: 48' - 0"w x 63' - 2"d

**5-SET 8-SET REPRO CAD PDF** \$845 \$910 \$1,185 N/A \$1,185

### Visit www.customhomeportfolio.com to see more images of this plan

This Donald A. Gardner Architects home is full of fun! In the kitchen, a built-in banquette provides a social place to hang out, and an e-space lets you keep phones and tablets near while charging. An island and counter add even more practical space. This area opens to the vaulted great room on one side and the dining room (which boasts a decorative ceiling) on the other. The master suite is conveniently located on this level. Upstairs, two more bedrooms and a bonus space await.



MAIN LEVEL



## Master Bedroom Master Bedroom

OPTIONAL BONUS SPACE

### PLAN# HPR3800043

Style: French Country

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 1,992
Bonus Space: 457 sq. ft.

Dimensions: 53' - 0"w x 66' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$895 \$1,035 \$1,185 N/A \$1,185

### Visit www.customhomeportfolio.com to see more images of this plan

Stone and a variety of rooflines – hipped, clipped, and gabled – will make this home a neighborhood stand-out. The layout inside emphasizes the kitchen and great room, with a wide snack bar uniting the two. A study near the front offers a place to work from home. The split-bedroom layout guarantees privacy for the spacious master suite. A third garage bay adds extra storage room.



THE RESULTS

Style: Country Bedrooms: 3

Bathrooms: 2

Square Footage: 1,929

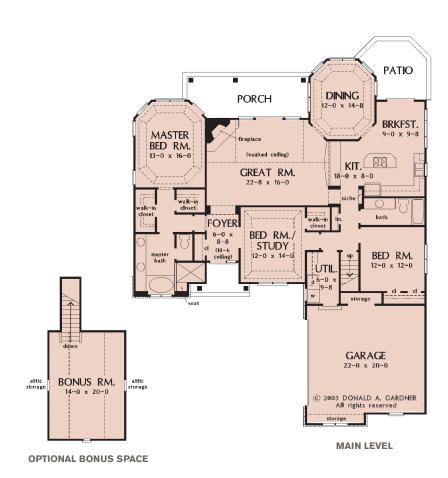
Bonus Space: 335 sq. ft.

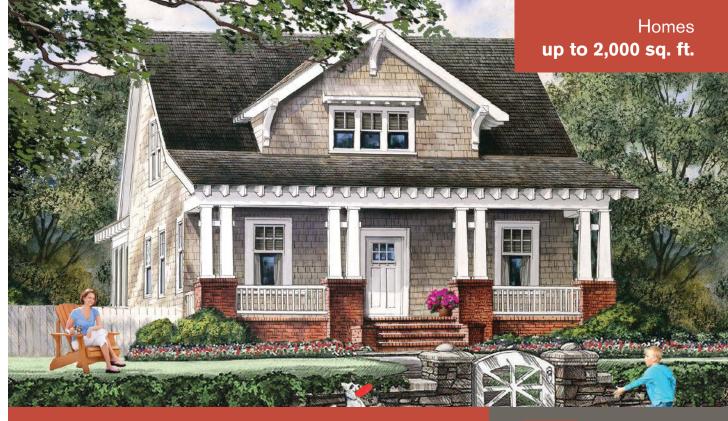
Dimensions: 54' - 8"w x 68' - 4"d

**5-SET 8-SET REPRO CAD PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan

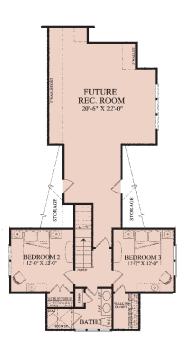
Stone and siding create cottage charm for this sweet plan from Donald A. Gardner Architects. Tray ceilings crown the study/bedroom, octagonal dining room, and master bedroom; a vaulted ceiling tops the great room. A cooktop island and separate snack bar add counter space in the kitchen. Nearby, the breakfast nook opens to an inviting patio. Expanded by a bay window, the master suite is positioned for privacy and offers access to the rear porch, two walk-in closets, a double vanity, a garden tub, a shower with a seat, and a water closet.





## 2 CAR GARAGE 22-0' X 23'-0' SCREEN PORCH 9-4 X 20'-0' STUDY BETROOM 4 PORCH 9-4 X 20'-0' STUDY BETROOM 12-0' X 11-0' DATH 2 GREAT ROOM 13-0' X 16'-0' FOYER FOYER FOYER FOYER FOYER STUCHEN 11-8' X 19'-0' PORCH 31'-8'' X 9'-0''

**MAIN LEVEL** 



**SECOND LEVEL** 

### PLAN# HPR3800045

Style: Craftsman

Bedrooms: 4
Bathrooms: 3
Square Footage: 1,907
Bonus Space: 598 sq. ft.

Dimensions: 32' - 0"w x 78' - 2"d

Foudation: Crawlspace, Slab,

**Unfinished Basement** 

EPRO CAD PDF

**5-SET 8-SET REPRO CAD PDF** \$700 \$800 \$1,000 N/A \$1,000

### Visit www.customhomeportfolio.com to see more images of this plan

magine summer evenings on the wide front porch of this home. The versatile layout inside makes this a great choice for many different living situations. The open plan and first-floor master suite add convenience for the home owners. Upstairs, two bedrooms, a hall bath, and a massive bonus area that can be converted into a rec room are perfect for family or visiting friends. A study/fourth bedroom sits on the main level, along with another great feature: a screened side porch just off the great room.



Style: Country

Bedrooms: 3

Bathrooms: 2 ½

Square Footage: 1,882

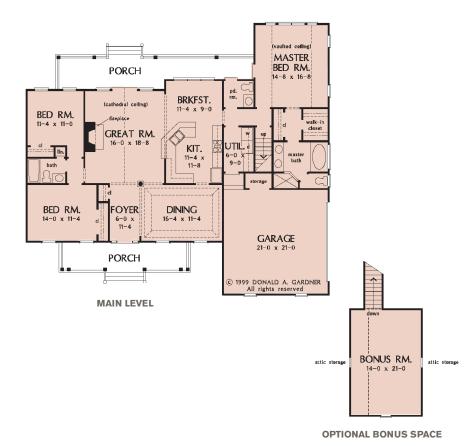
Bonus Space: 363 sq. ft.

Dimensions: 61'-4"w x 55' - 0"d

**5-SET 8-SET REPRO CAD PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan

A radius window in a center, front-facing gable lends style and beauty to the facade of this three-bedroom home, designed by Donald A. Gardner Architects. The open common area features a great room with a cathedral ceiling, a formal dining room with a tray ceiling, a snack bar in the kitchen, and an informal breakfast area. The master suite is expanded by a dramatic vaulted ceiling and includes access to the back porch, abundant closet space, and a bath with a garden tub.





### Master **Covered Porch** Bedroom 30-6 x 7-10 13-2 x 15-6 Breakfast Bedroom 2 **Great Room** 12-6 x 10-10 aundry 11-4 x 12-6 17-4 x 15-0 (Clear) 9' Cla. Ht. 9' Clg. Ht. Storage Clos 10' Clg. Ht. 9-10 x 8-10 9' Clg. Ht Bath Foye Kitchen 12-6 x 13-0 Dining 11-2 x 10-6 9' Clg. Ht. Clos 10-6 NAINAINA. Bedroom 3 Two Car Garage 11-4 x 12-6 Covered Porch 19-6 x 5-0 9' Clg. Ht. 23-4 x 23-6

### PLAN# HPR3800047

Style: Craftsman

Bedrooms: 3
Bathrooms: 2
Square Footage: 1,818

Dimensions: 72' -4"w x 52' - 0"d Foundation: Unfinished Basement

 5-SET
 8-SET
 REPRO CAD
 PDF

 \$800
 N/A
 \$945
 \$1,385
 \$885

### Visit www.customhomeportfolio.com to see more images of this plan

Front and rear porches add to the appeal of this three-bedroom Craftsman ranch. Inside, the kitchen's island is the perfect place for guests to sit and chat. The breakfast nook and dining room offer more eating space, with the great room and its cozy fireplace nearby. The master suite enjoys dual walk-in closets, double sinks, a jet tub, and a separate shower. On the opposite side of the home, two bedrooms share a full hall bath. Don't miss the extra storage in the garage.



Style: English Cottage

Bedrooms: 3

Bathrooms: 2

Square Footage: 1,583

Bonus Space: 403 sq. ft.

Dimensions: 60' - 3"w x 51' - 10"d

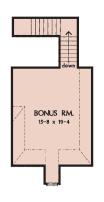
**5-SET 8-SET REPRO CAD PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan

Compact yet charming, this design from Donald A. Gardner Architects includes all the details of a much larger home. Beautiful stone adds a European feel. For entertaining, the breakfast nook, great room, kitchen, and dining room are all just steps away from one another. The breakfast room is hugged by a bow window, as is the master bedroom. Perfectly positioned, the bedrooms ensure privacy. Enjoy soaking in the master suite's garden tub that gazes out to the rear property.

### **DESIGN BY DONALD A. GARDNER ARCHITECTS**





**OPTIONAL BONUS SPACE** 



Style: French Country

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 1,971
Bonus Space: 271 sq. ft.

Dimensions: 56' - 0"w x 63' - 6"d

Foundation: Crawlspace, Slab, Unfinished Walkout

Basement

5-SET 8-SET REPRO CAD PDF

\$865 \$910 \$1,045 \$1,795 \$1,045

Visit www.customhomeportfolio.com to see more images of this plan



**OPTIONAL BONUS SPACE** 



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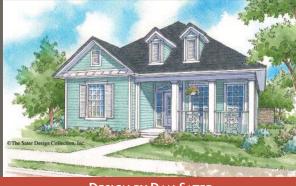
Optional
Study/Cabana
10-0" Cig.

OTHE SATER DESIGN
ON LECTION. INC.

Verandah
10-0" Cig.

ALTERNATE LAYOUT

MAIN LEVEL



### DESIGN BY DAN SATER

### PLAN# HPR3800050

Style: Cottage

Bedrooms: 3
Bathrooms: 3

Square Footage: 1,942

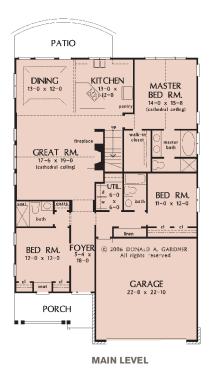
Dimensions: 38' - 0"w x 102' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$971 \$1,747 \$971

Visit www.customhomeportfolio.com to see more images of this plan

### Homes up to 2,000 sq. ft.





**OPTIONAL BONUS SPACE** 



Design by Donald A. Gardner Architects

### PLAN# HPR3800051

Style: Bungalow

Bedrooms: 3 Bathrooms: 3 Square Footage: 1,907

Bonus Space: 817 sq. ft.

Dimensions: 41' - 4"w x 64' - 6"d

5-SET 8-SET REPROCAD **PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

### PLAN# HPR3800052

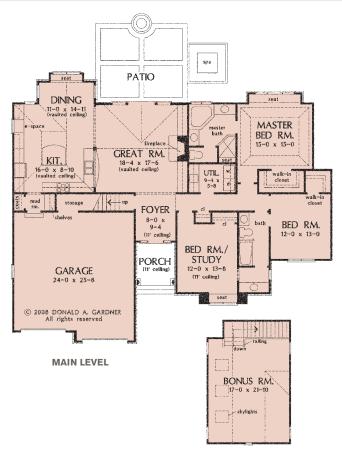
Style: Craftsman

Bedrooms: 3 Bathrooms: 2 Square Footage: 1,885 Bonus Space: 444 sq. ft.

Dimensions: 64' - 0"w x 54' -0"d

5-SET 8-SET REPRO CAD **PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan



**OPTIONAL BONUS SPACE** 



Style: Bungalow

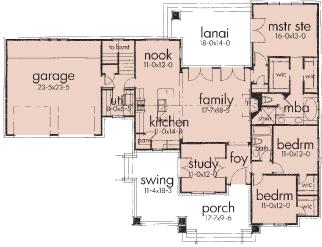
Bedrooms: 3
Bathrooms: 2
Square Footage: 1,879

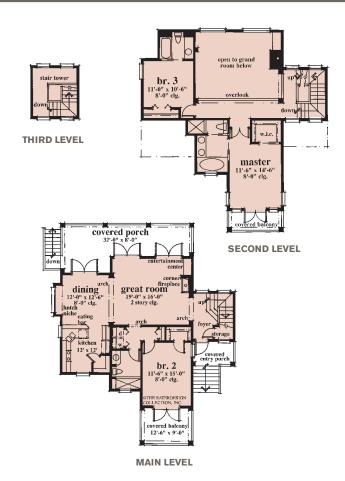
Dimensions: 78' - 11"w x 57' - 11"d

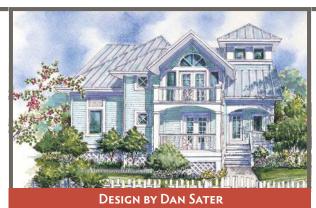
Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$995 \$1,145 N/A \$1,995 \$1,245

Visit www.customhomeportfolio.com to see more images of this plan







PLAN#

Style: Low Country

Bedrooms: 3
Bathrooms: 3

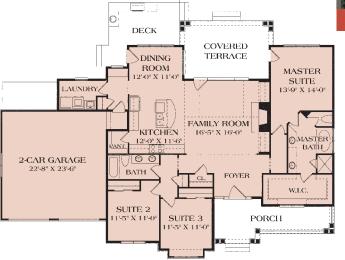
Square Footage: 1,876

Dimensions: 43' - 8"w x 53' -6"d Foundation: Unfinished Basement

HPR3800054

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$938 \$1,688 \$938

Visit www.customhomeportfolio.com to see more images of this plan





Style: Craftsman

Bedrooms: 3
Bathrooms: 2
Square Footage: 1,868

Dimensions: 73' - 2"w x 51' - 11"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$850 N/A \$1,150 \$2,300 \$1,150

Visit www.customhomeportfolio.com to see more images of this plan



### PLAN# HPR3800056

Style: Country

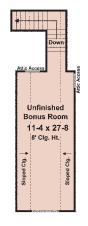
Bedrooms: 3
Bathrooms: 2
Square Footage: 1,816
Bonus Space: 357 sq. ft.

Dimensions: 65' - 0"w x 60' - 8"d

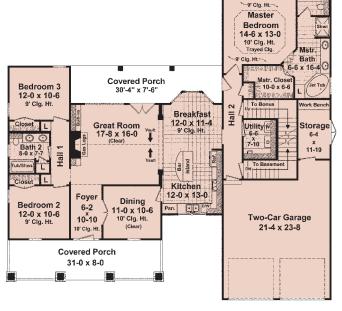
Foundation: Unfinished Basement

**5-SET 8-SET REPRO CAD PDF** \$800 N/A \$945 \$1,385 \$885

Visit www.customhomeportfolio.com to see more images of this plan



**OPTIONAL BONUS SPACE** 



**MAIN LEVEL** 



### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800057

Style: Cottage

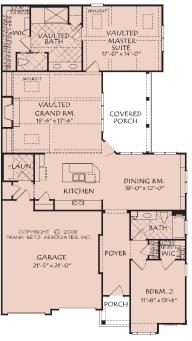
Bedrooms: 2 Bathrooms: 2 Square Footage: 1,813

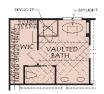
Dimensions: 40' - 0"w x 71' - 0"d

Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** \$780 \$825 \$935 \$1,600 \$935

Visit www.customhomeportfolio.com to see more images of this plan





**ALTERNATE LAYOUT** 

**MAIN LEVEL** 





**OPTIONAL BONUS SPACE** 

www.customhomeportfolio.com

Visit www.customhomeportfolio.com

to see more images of this plan

**PDF** 

\$1,260

### Homes up to 2,000 sq. ft.





Design by Donald A. Gardner Architects

### PLAN# HPR3800059

Style: European

Bedrooms: 3 Bathrooms: 2 Square Footage: 1,962

Bonus Space: 492 sq. ft.

Dimensions: 77' - 8"w x 83' - 3"d

5-SET 8-SET REPRO CAD PDF \$890 \$955 \$1,260 N/A \$1,260

Visit www.customhomeportfolio.com to see more images of this plan



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

### HPR3800060 PLAN#

Style: Ranch

Bedrooms: 3 Bathrooms: 2 Square Footage: 1,668 Bonus Space: 415 sq. ft.

Dimensions: 63' - 0"w x 55' - 4"d

5-SET 8-SET REPRO CAD **PDF** \$845 \$910 \$1,185 N/A \$1,185

Visit www.customhomeportfolio.com to see more images of this plan



**OPTIONAL BONUS SPACE** 



Style: Country

Bedrooms: 3 Bathrooms: 2 Square Footage: 1,656 Bonus Space: 717 sq. ft.

Dimensions: 54' -0"w x 54' - 0"d

Foundation: Crawlspace, Slab,

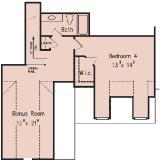
**Unfinished Walkout Basement** 

5-SET 8-SET REPRO CAD **PDF** 

\$865 \$910 \$1,045 \$1,795 \$1,045

Visit www.customhomeportfolio.com to see more images of this plan





**OPTIONAL BONUS SPACE** 





### **DESIGN BY DAN SATER**

### HPR3800062 PLAN#

Style: Spanish

Bedrooms: 3 Bathrooms: 2

Square Footage: 1,515

Dimensions: 58' - 0"w x 59' - 4"d

Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** N/A N/A \$875 \$1,364 \$875

Visit www.customhomeportfolio.com to see more images of this plan



**Style: French Country** 

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,949
Bonus Space: 459 sq. ft.

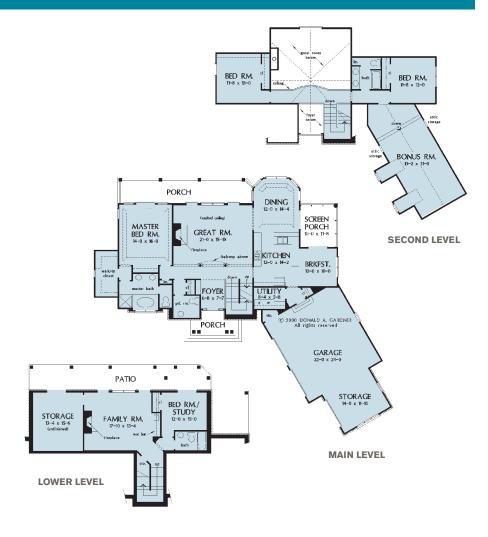
Dimensions: 79' - 0"w x 68' - 2"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

Stone and siding combine to give this hillside design by Donald A. Gardner Architects striking curb appeal. Inside, Old World charm gives way to an open, family-efficient floor plan. The kitchen flows to both the dining room and breakfast area and easily accesses a screened porch for outdoor entertaining. The master bedroom is crowned by a tray ceiling, and a balcony with a curved alcove separates two additional bedrooms upstairs. Another family room, extra storage, and another bedroom suite make the lower level perfect for guests or an older child

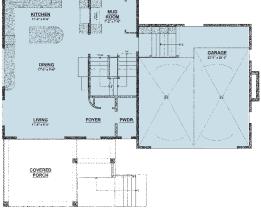
### **DESIGN BY DONALD A. GARDNER ARCHITECTS**





### **DESIGN BY VISBEEN ARCHITECTS**

### BATH BENCOM BUTTON BUTTON BUTTON BONUS ROOM CUSET CUSET CUSET SCRENED PORH WAS USE SECOND LEVEL



**MAIN LEVEL** 

BEDROOM
TWO
USE STATE
BATH

**LOWER LEVEL** 

### PLAN# HPR3800166

Style: Contemporary-Modern

Bedrooms: 3
Bathrooms: 2½
Square Footage: 2,356
Bonus Space: 584 sq. ft.

Dimensions: 52' - 0"w x 44' - 1"d Foundation: Finished Daylight

**Basement** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

Visit www.customhomeportfolio.com to see more images of this plan

Outdoor living features prominently in this compact but charming Visbeen Architects design, which includes not only one porch but two - an open porch downstairs and a screened one above. Casual living reigns inside, from the spacious island kitchen to the living room and open dining space. In the evenings, retreat to the upper level, where the master suite spreads out with a large bedroom, a sitting room, and even a private screened porch. On the lower level, two additional family bedrooms share a hall bath. A bonus room offers space to expand off the landing below the master suite.



Style: European

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,812
Bonus Space: 389 sq. ft.

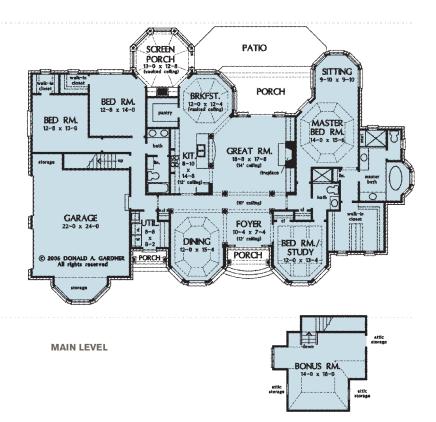
Dimensions: 87' - 1"w x 62' - 3"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

### Visit www.customhomeportfolio.com to see more images of this plan

Beginning with the stunning bayed exterior, this exquisite one-story manor from Donald A. Gardner Architects features European charm and a modern floor plan. Bay windows and ceiling treatments grace almost every room in the house. The kitchen, breakfast nook, and great room all open to one another to simplify entertaining. The master bedroom features porch access, a bumped-out sitting area, and a well-appointed bathroom with a bayed tub. Finish the bonus room upstairs for even more living space.

### **DESIGN BY DONALD A. GARDNER ARCHITECTS**



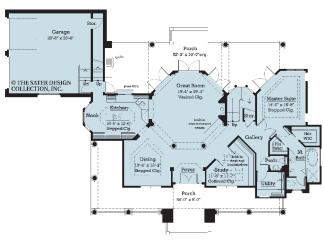
**OPTIONAL BONUS SPACE** 



### **DESIGN BY DAN SATER**

### Bonas Room 28-6" x 13-0" Dock 14-6" x 13-0" Dock 14-6" x 13-0" Dock 14-6" x 13-0" Dock Dock 14-6" x 13-0" Dock Dock 14-6" x 13-0" Dock Dock

SECOND LEVEL



MAIN LEVEL

### PLAN# HPR3800066

Style: French Country

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 2,775

Bonus Space: 424 sq. ft.

Dimensions: 90' - 6"w x 61' - 0"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$975 N/A \$975

Visit www.customhomeportfolio.com to see more images of this plan

This modern farmhouse from Dan Sater would fit beautifully into a variety of settings, including mountain or seaside locations. The wrapping front porch welcomes you inside to a foyer flanked by a dining room and study. The octagonal great room features a fireplace and three sets of double doors to the rear porch. The gourmet kitchen serves a bayed nook. The luxury-style master suite offers two walk-in closets and a private bath. Two additional bedrooms are upstairs.



Style: Craftsman

Bedrooms: 4

Bathrooms: 2 ½

Square Footage: 2,772

Dimensions: 30' - 0"w x 70' - 0"d Foundation: Optional Finished

**Basement** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

Visit www.customhomeportfolio.com to see more images of this plan

Want the opposite of bland? The unique layout of this design by Visbeen Architects puts the focus right where you want it: the kitchen. A spacious island seats five, and multiple sets of French doors open to a side patio for lots of light and fresh air. A two-way fireplace warms both the patio and the living room. Four bedrooms rest upstairs, including the master suite with its private balcony and luxurious bath. The lower level can be finished to hold more room for guests and fun. This home won first place in its size category for model homes at the 2014 American Residential Design Awards.

### **DESIGN BY VISBEEN ARCHITECTS**



PATIO

PATIO

SECOND LEVEL

PATIO

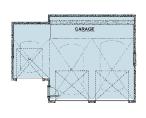
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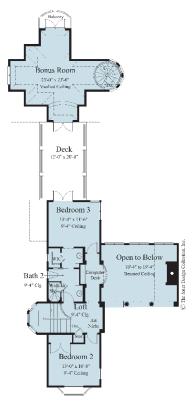
LOWER LEVEL



### **DESIGN BY DAN SATER**

## Garage Garage Consider Grille Loggia Logg

MAIN LEVEL



SECOND LEVEL

### PLAN# HPR3800068

Style: Italianate

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,732
Bonus Space: 375 sq. ft.

Dimensions: 60' -6"w x 94' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,368 \$2,459 \$1,368

### Visit www.customhomeportfolio.com to see more images of this plan

This stunning Italianate home from Dan Sater offers outstanding indoor/outdoor connections. Upon entering, the bayed dining home from Dan Sater is to the left and a study resides in the turret, bright with big windows. The great room soars with an exposed-beam ceiling and three sets of French doors to the veranda. Don't miss the spacious island kitchen. The master suite has a bow window, French doors to the courtyard, and a luxurious bath with a walk-in shower. An elegant staircase leads to two generous bedrooms.



### HPR3800069

Style: Craftsman

Bedrooms: 4 Bathrooms: 4 1/2 Square Footage: 2,697 Bonus Space: 774 sq. ft.

Dimensions: 70' - 0"w x 58' - 10"d

**Foundation: Unfinished Basement** 

5-SET 8-SET REPRO CAD **PDF** \$875 \$950 \$1,000 \$1,525 \$950

### Visit www.customhomeportfolio.com to see more images of this plan

Here's a spacious Craftsman home with lots of curb appeal and plenty of room for your family. You'll find lots of room for cooking and hanging out in the large kitchen, complete with a snack bar, center cooktop island, and breakfast nook with extra storage. A welcoming fireplace warms the twostory family room. Relax in the deluxe master suite (conveniently located on this level), where closet space abounds with dual walk-in closets plus a spacious sitting/dressing area. Upstairs, the suites are sweet! Two bonus rooms give you more room to expand.



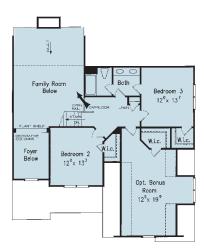
**REAR EXTERIOR** 



### **DESIGN BY FRANK BETZ ASSOCIATES**

## Sitting | Sitti

MAIN LEVEL



SECOND LEVEL

### PLAN# HPR3800070

Style: New American

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,696
Bonus Space: 341 sq. ft.

Dimensions: 58' - 4"w x 61' - 0"d

Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350

### Visit www.customhomeportfolio.com to see more images of this plan

This handsome Colonial-influenced Frank Betz Associates home will have special appeal to active and growing families. Pivotal to the plan is the country-style kitchen, which easily accesses all first-floor common areas. Both the family and keeping rooms boast fire-places. The kitchen's time-saving island, serving bar, and ample pantry will delight. The master suite features double vanities and walk-in closets, as well as a bright and sunny sitting area. Two more bedrooms upstairs enjoy walk-in closets and share a bath.



**DESIGN BY FRANK BETZ ASSOCIATES** 

Style: Cottage

Bedrooms: 5
Bathrooms: 4
Square Footage: 2,677

Dimensions: 62' - 6"w x 58' - 6"d

Foundation: Crawlspace,

**Unfinished Daylight** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245

### Visit www.customhomeportfolio.com to see more images of this plan

It's all about the details with this unique home from Frank Betz Associates. On the exterior, a mix of materials adds personality and charm. Inside, decorative ceiling treatments crown the vaulted great room (which flows effortlessly into the island kitchen) and the master suite. When the weather's nice, head out to the vaulted rear porch and deck. The second level offers lots of privacy to an older child or live-in relative, with a spacious bedroom, full bathroom, and even a study area.



WIC STUDY AREA 10-0° x 17-0°
BDRM. 5/
FILEX RM. 18'-9° x 16'-2°

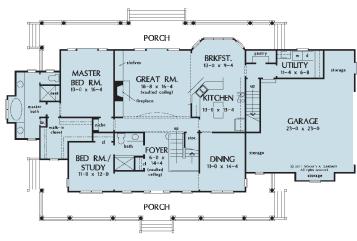
**SECOND LEVEL** 



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

### BED RM. 11-0 x 13-0 13

SECOND LEVEL



MAIN LEVEL

### PLAN# HPR3800072

Style: Farmhouse

Bedrooms: 4
Bathrooms: 4
Square Footage: 2,665
Bonus Space: 527 sq. ft.

Dimensions: 86' - 0"w x 49' - 4"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan

With two massive porches that nearly wrap around the entire exterior, a prominent gable with a Palladian window, and twin dormers, this design from Donald A. Gardner Architects showcases charm. Amenities throughout, such as an art niche, a walk-in pantry, and built-in cabinetry, merge beauty with convenience. High vaulted ceilings elegantly top the foyer and great room. A bay window expands the breakfast nook, and the bonus room provides space for a future home office, gym, or studio.



Style: Country

Bedrooms: 3

Bathrooms: 2 ½

Square Footage: 2,602

Bonus Space: 682 sq. ft.

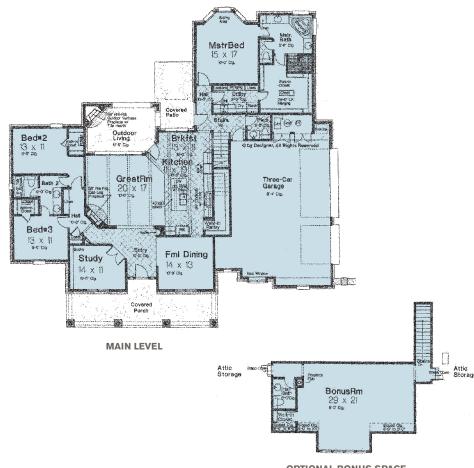
Dimensions: 77' - 0"w x 75' - 5"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,195 \$1,335 \$1,485 N/A \$1,485

### Visit www.customhomeportfolio.com to see more images of this plan

Here's a home plan that will keep you organized with tons of smart storage space. Highlights include the kitchen's long walk-in pantry, walk-in closets for every bedroom (including the master suite's extraordinary one, which opens directly to the laundry room), and a huge bonus space upstairs. Get cozy by the outdoor fireplace, perfect for when the weather turns chilly, or take in the view from the master suite's bay window. A study gives you a quiet place for work or reading. An island adds extra counter space in the kitchen.







Style: French Country

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,495
Bonus Space: 402 sq. ft.

Dimensions: 58' - 4"w x 54' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$945 N/A \$945 \$1,445 \$945

Visit www.customhomeportfolio.com to see more images of this plan

Full of modern amenities, this stoneaccented home is a great choice for a family. An island with a snack bar adds useful counter space in the kitchen. Head to the great room and relax by the fireplace, or find quiet in the den (make this a dining room instead, if you choose). The first-floor master suite boasts a large shower and corner tub. Upstairs, three more bedrooms access the vast unfinished bonus space, which would make a great home theater.



**DESIGN BY FRANK BETZ ASSOCIATES** 

Style: Country

Bedrooms: 4

Bathrooms: 2 ½

Square Footage: 2,474

Dimensions: 53' - 6"w x 70' - 6"d Foundation: Crawlspace, Slab,

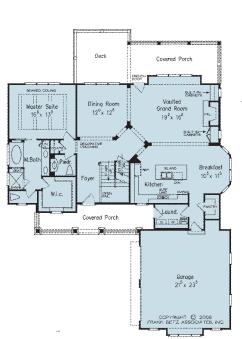
**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$935 \$975 \$1,150 \$1,990 \$1,150

### Visit www.customhomeportfolio.com to see more images of this plan

Decorative columns define spaces in this home's very open configuration, designed by Frank Betz Associates. The dining room, vaulted grand room, and bayed breakfast nook make up the core of the home's gathering spaces, along with the island kitchen. Enjoy views of the covered porch while sitting next to the fireplace in the grand room. The first-floor master suite takes up the left wing of the home, and features a large walk-in closet and separate tub and shower. Three bedrooms upstairs access the tech loft.



Bedroom 2

12<sup>6</sup> x 12<sup>9</sup>

Grand Room

Bedroom 4

10<sup>10</sup> x 12<sup>9</sup>

W.C. Tech
Loft

D Both

11<sup>2</sup> x 12<sup>9</sup>

Bedroom 5

11<sup>2</sup> x 12<sup>9</sup>

SECOND LEVEL

**MAIN LEVEL** 



### **DESIGN BY FRANK BETZ ASSOCIATES**

# Bedroom 3 13''x 110 Bedroom 3 110''x 110' Bedroom 4 110''x 110' Bedroom 5 110''x 110''x 110' Bedroom 5 110''x 110''x 110' Bedroom 6 110''x 1

MAIN LEVEL

### PLAN# HPR3800076

Style: Country
Bedrooms: 4
Bathrooms: 2 ½
Square Footage: 2,443

Bonus Space: 46 sq. ft.

Dimensions: 52' - 4"w x 55' - 10"d Foundation: Crawlspace, Slab,

-oundation: Crawispace, Siab, Unfinished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245

### Visit www.customhomeportfolio.com to see more images of this plan

Inside this charming country home from Frank Betz Associates you'll find a spacious, open floor plan that is perfect for entertaining. Fireplaces in the family room and keeping room combine to warm the adjoining kitchen and breakfast area. Upstairs, the master suite boasts a dual-sink vanity, a garden tub, a separate shower, a water closet, and an enormous walk-in closet, with the option for a second. Three additional family bedrooms, sharing a full bath, complete the second floor.



Style: New American

Bedrooms: 4

Bathrooms: 3

Square Footage: 2,286

Bonus Space: 262 sq. ft.

Dimensions: 55' - 0"w x 48' - 0"d

Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350

### Visit www.customhomeportfolio.com to see more images of this plan

Brick elegance, high-pitched rooflines, and a whimsical turret grant this Frank Betz Associates design true stature. The canted bay sitting area in the master suite provides sunny respite and quiet solitude. The vaulted great room makes an excellent gathering spot and spills over into a big, airy kitchen. Guests can make use of the study/bedroom.

### **DESIGN BY FRANK BETZ ASSOCIATES**





### **DESIGN BY FRANK BETZ ASSOCIATES**

### $13^{0}$ x $12^{3}$ STARS Opt. Bonus 13<sup>6</sup>x 25<sup>9</sup> BEAMED TRAY CLG PRENCH Vaulted Master Suite Vaulted 18<sup>6</sup>x 16<sup>4</sup> **SECOND LEVEL** DECORATIVE COLUMNS Dining Room 130 x 120

**MAIN LEVEL** 

### **HPR3800078** PLAN#

Style: Cottage

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 2,220 Bonus Space: 394 sq. ft.

> Dimensions: 58' - 0"w x 53' - 6"d Foundation: Crawlspace, Slab,

**Unfinished Basement** 

5-SET 8-SET REPRO CAD \$970 \$1,050 \$1,245 \$2,150 \$1,245

### Visit www.customhomeportfolio.com to see more images of this plan

Siding and shingles add texture and warmth to this cottage from Frank Betz Associates. From the covered porch, enter the foyer to find the formal dining room on the right. Straight ahead is the vaulted great room with a high ceiling and a warming hearth. The open space blends with the kitchen and nook on the right. From here, access the screened porch or the deck. Across the plan lies the bayed master suite. Upstairs, two bedrooms share a full bath and bonus space.





### **DESIGN BY DAN SATER**

### PLAN# HPR3800079

Style: Italianate

Bedrooms: 4
Bathrooms: 3

Square Footage: 2,908

Dimensions: 80' - 10"w x 59' - 10"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,454 \$2,617 \$1,454

Visit www.customhomeportfolio.com to see more images of this plan



**DESIGN BY FRANK BETZ ASSOCIATES** 

### PLAN# HPR3800080

Style: Traditional

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,799

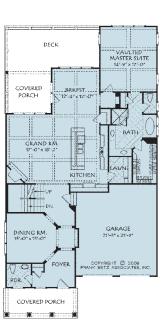
Dimensions: 40' - 0"w x 76' - 4"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350



**MAIN LEVEL** 



SECOND LEVEL



### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800081

Style: French Country

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,776
Bonus Space: 271 sq. ft.

Dimensions: 59' - 0"w x 52' - 0"d

Foundation: Crawlspace, Slab, Unfinished Walkout

**Basement** 

5-SET 8-SET REPRO CAD PDF

\$1,045 \$1,120 \$1,350 \$2,340 \$1,350

Visit www.customhomeportfolio.com to see more images of this plan





**SECOND LEVEL** 

## PORCH SETAN AST O'N 10 SETAN AST O'D ST SETAN AST SETAN AST O'D ST SETAN AST SET



SECOND LEVEL

### PLAN# HPR3800082

Style: Victorian

Bedrooms: 4

Bathrooms: 3 ½

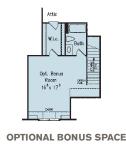
Square Footage: 2,772

Dimensions: 47' - 0"w x 66' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$861 \$936 \$1,103 N/A \$1,050







### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800083

Style: New American

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 2,700 Bonus Space: 420 sq. ft.

> Dimensions: 65' - 0"w x 75' - 4"d Foundation: Crawlspace, Slab,

**Unfinished Walkout Basement** 

5-SET 8-SET REPRO CAD \$1,045 \$1,120 \$1,350 \$2,340 \$1,350

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### **DESIGN BY DAN SATER**

### HPR3800084 PLAN#

Style: Mediterranean

Bedrooms: 4 Bathrooms: 2 Square Footage: 2,654

Dimensions: 63' - 8"w x 72' - 8"d

Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** N/A \$1,327 N/A \$1,327





### PLAN# HPR3800085

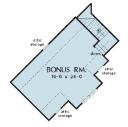
Style: Craftsman

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,634
Bonus Space: 381 sq. ft.

Dimensions: 69' - 0"w x 67' - 4"d

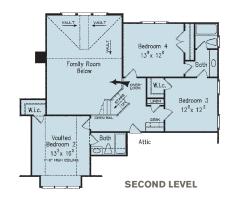
**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

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**OPTIONAL BONUS SPACE** 









### PLAN# HPR3800086

Style: Craftsman

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,619

Dimensions: 56' - 0"w x 53' - 0"d Foundation: Crawlspace, Slab.

**Unfinished Walkout** 

Basement

**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350







Style: Colonial

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 2,614

Dimensions: 65' - 0"w x 64' - 2"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** N/A \$1,225 \$1,660 \$2,410 \$1,660

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### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800088

Style: Traditional

Bedrooms: 4
Bathrooms: 3
Square Footage: 2,543

Dimensions: 42' -0"w x 54' - 6"d

Foundation: Crawlspace,

**Unfinished Daylight** 

**Basement** 

5-SET 8-SET REPRO CAD PDF

\$970 \$1,050 \$1,245 \$2,150 \$1,245









### HPR3800089 PLAN#

Style: Traditional

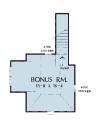
Bedrooms: 4 Bathrooms: 3 Square Footage: 2,531 Bonus Space: 317 sq. ft.

Dimensions: 70' - 3"w x 65' - 5"d

5-SET 8-SET REPRO CAD **PDF** \$935 \$1,000 \$1,335 N/A \$1,335

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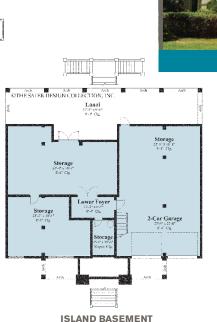




**OPTIONAL BONUS SPACE** 

**MAIN LEVEL** 





### **DESIGN BY DAN SATER**

### HPR3800090 PLAN#

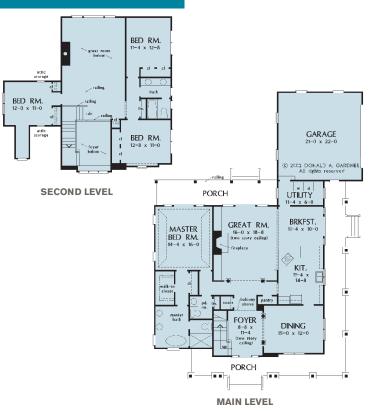
Style: Mediterranean

Bedrooms: 3 Bathrooms: 3

Square Footage: 2,494 Dimensions: 60' - 0"w x 52 - 0"d

Foundation: Island Basement 5-SET 8-SET REPRO CAD PDF

N/A \$1,175 \$2,115 \$1,175





### PLAN# HPR3800091

Style: Craftsman

Bedrooms: 4 Bathrooms: 2 1/2 Square Footage: 2,490

Dimensions: 52' - 8"w x 67' - 0"d

5-SET 8-SET REPRO CAD **PDF** \$955 \$1,260 N/A \$1,260

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### PLAN# HPR3800092

Style: Country

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,456

Dimensions: 105' - 4"w x 61' - 0"d

Foundation: Crawlspace, Slab,

**Unfinished Basement** 

**PDF** 5-SET 8-SET REPRO CAD \$840 \$920 \$1,155 N/A \$1,155

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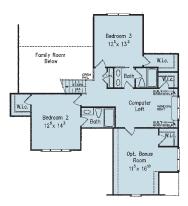
©2002 DONALD A. GARDMER ARCHITECTS, INC., PHOTOGRAPHY COURTESY OF DONALD A. GARDNER ARCHITECTS, INC. THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CARFFULLY.

### Homes from 2,001 - 3,000 sq. ft.





### Homes from **2,001 - 3,000 sq. ft.**



**SECOND LEVEL** 



**DESIGN BY FRANK BETZ ASSOCIATES** 

### PLAN# HPR3800095

Style: Craftsman

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 2,431

Bonus Space: 263 sq. ft.

Dimensions: 59' - 8"w x 50' - 6"d

Foundation: Crawlspace,

**Unfinished Walkout** 

Basement

5-SET 8-SET REPRO CAD PDF

\$970 \$1,050 \$1,245 \$2,150 \$1,245

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**MAIN LEVEL** 



**DESIGN BY DONALD A. GARDNER ARCHITECTS** 

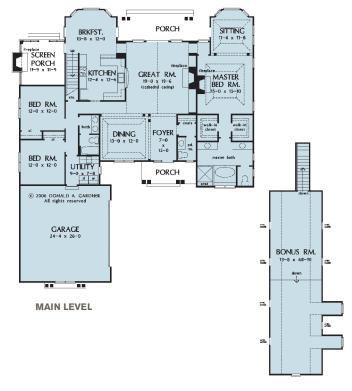
### PLAN# HPR3800096

Style: Craftsman

Bedrooms: 3
Bathrooms: 2½
Square Footage: 2,404
Bonus Space: 685 sq. ft.

Dimensions: 65' - 4"w x 74 - 4"d

**5-SET 8-SET REPRO CAD PDF** \$890 \$955 \$1,260 N/A \$1,260



**OPTIONAL BONUS SPACE** 

### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800097

Style: Greek Revival

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,398 Bonus Space: 255 sq. ft.

Dimensions: 55' - 0"w x 48' - 0"d Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

5-SET 8-SET REPRO CAD

\$970 \$1,050 \$1,245 \$2,150 \$1,245

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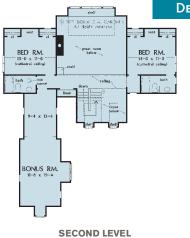
**MAIN LEVEL** 

### J. Family Roon Attic Opt. Bonus 12<sup>5</sup>x 18<sup>3</sup> **SECOND LEVEL**

Homes from

2,001 - 3,000 sq. ft.





**DESIGN BY DONALD A. GARDNER ARCHITECTS** 

Bedrooms: 3

### HPR3800098 PLAN#

Style: English Cottage

Bathrooms: 3 Square Footage: 2,381 Bonus Space: 412 sq. ft.

Dimensions: 50' - 8"w x 70' - 8"d

5-SET 8-SET REPRO CAD **PDF** \$935 \$1,000 \$1,335 N/A \$1,335

SECOND LEVEL

GO ONLINE
to see the basement level plan



MAIN LEVEL



### **DESIGN BY DAN SATER**

### PLAN# HPR3800099

Style: New American

Bedrooms: 3

Bathrooms: 3 ½

Square Footage: 2,374

Dimensions: 43' - 2"w x 48' - 0"d

**5-SET 8-SET REPRO CAD PDF**N/A N/A \$1,187 N/A \$1,187

Foundation: Island Basement

Visit www.customhomeportfolio.com to see more images of this plan

Porch

Open to Below

© THE SATER D COLLECTION, IN

Loft 4" x 11' 8" Clg Bedroom 3

Open Deck

Porch

Bedroom 2

Bath 2



### **DESIGN BY DAN SATER**

### PLAN# HPR3800100

Style: Italianate

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 2,374

Dimensions: 44' - 0"w x 48' - 0"d

Foundation: Island Basement
5-SET 8-SET REPRO CAD PDF

\$1,187 \$2,137 \$1,187

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SECOND LEVEL



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### PLAN# HPR3800101

Style: European

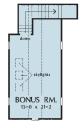
Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,344
Bonus Space: 324 sq. ft.

Discoursiance OFI Office OFI

Dimensions: 65' - 9"w x 65' - 7"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335

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**OPTIONAL BONUS SPACE** 



**MAIN LEVEL** 







### dit bi Traitic betz Associates

### PLAN# HPR3800102

Style: Craftsman

Bedrooms: 4
Bathrooms: 3

Square Footage: 2,338
Bonus Space: 305 sq. ft.

Dimensions: 56' - 0"w x 48' - 0"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

### 5-SET 8-SET REPRO CAD PDF

\$970 \$1,050 \$1,245 \$2,150 \$1,245



### PLAN# HPR3800103

Style: French Country

Bedrooms: 3
Bathrooms: 3
Square Footage: 2,330

Dimensions: 55' - 0"w x 72' - 4"d

**5-SET 8-SET REPRO CAD PDF** \$890 \$955 \$1,260 N/A \$1,260

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### **DESIGN BY FRANK BETZ ASSOCIATES**

### PLAN# HPR3800104

Style: Craftsman

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,325
Bonus Space: 725 sq. ft.

Dimensions: 64' - 6"w x 88' - 4"d
Foundation: Crawlspace, Slab,
Unfinished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$970 \$1,050 \$1,245 \$2,150 \$1,245



**OPTIONAL BONUS SPACE** 



### PLAN# HPR3800105

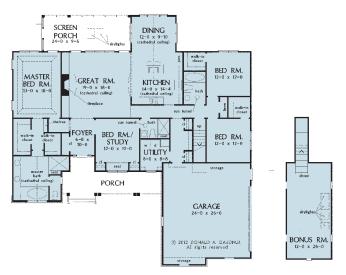
Style: Traditional

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,314 Bonus Space: 378 sq. ft.

Dimensions: 66' -0"w x 69' - 2"d

5-SET 8-SET REPRO CAD PDF \$935 \$1,000 \$1,335 N/A \$1,335

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MAIN LEVEL

**OPTIONAL BONUS SPACE** 





**DESIGN BY FRANK BETZ ASSOCIATES** 

### HPR3800106 PLAN#

Style: Cottage

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,240

Bonus Space: 369 sq. ft.

Dimensions: 57' - 0"w x 68' - 0"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

5-SET 8-SET REPRO CAD

\$970 \$1,050 \$1,245 \$2,150 \$1,245



SECOND LEVEL



Style: Contemporary-Modern

Bedrooms: 4
Bathrooms: 2 ½
Square Footage: 2,234

Dimensions: 40' - 8"w x 36' - 0"d

Foundation: Unfinished Basement

**5-SET 8-SET REPRO CAD PDF** \$940 \$965 \$1,120 \$1,685 \$1,120

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MAIN LEVEL



### PLAN# HPR3800108

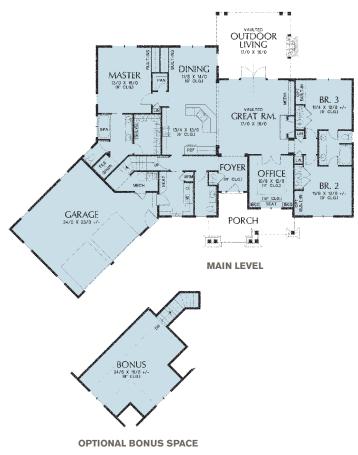
Style: Craftsman

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,233
Bonus Space: 426 sq. ft.

Dimensions: 84' - 4"w x 69' - 10"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$800 \$900 N/A \$1,810 \$1,065





### PLAN# HPR3800109

Style: European

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,195 Bonus Space: 533 sq. ft.

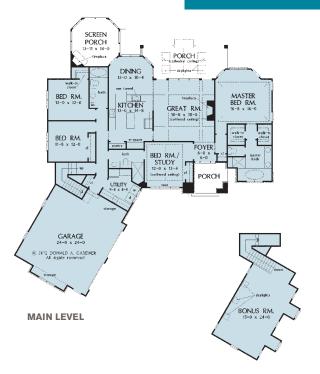
\$935 \$1,000 \$1,335 N/A

Dimensions: 76' - 10"w x 82' - 10"d

5-SET 8-SET REPRO CAD PDF

\$1,335

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**OPTIONAL BONUS SPACE** 





### HPR3800110 PLAN#

Style: Craftsman

Bathrooms: 3 1/2 Square Footage: 2,184 Bonus Space: 238 sq. ft.

Bedrooms: 3

Dimensions: 68' - 8"w x 68' - 5"d

Foundation: Crawlspace

5-SET 8-SET REPRO CAD PDF \$1,250 \$2,500 \$1,250 \$950 N/A





Style: Cape Cod

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,182
Bonus Space: 150 sq. ft.

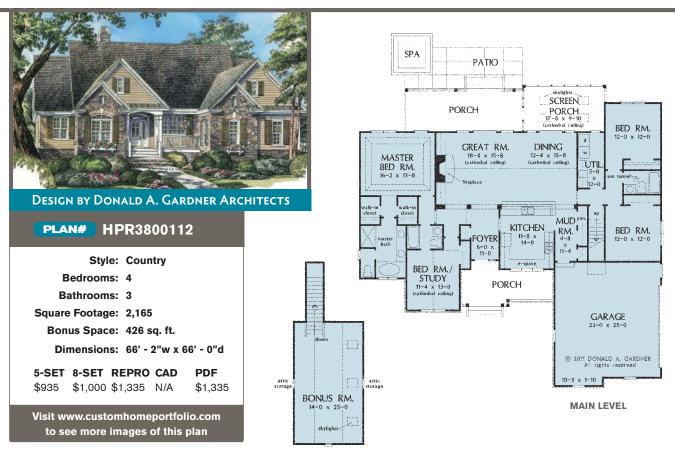
Dimensions: 53' - 0"w x 55' - 0"d

Foundation: Crawlspace, Slab, Unfinished Walkout

Basement

5-SET 8-SET REPRO CAD PDF

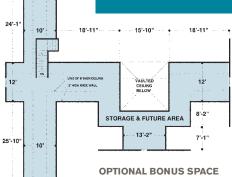
\$970 \$1,050 \$1,245 \$2,150 \$1,245



OPTIONAL BONUS SPACE



### Homes from **2,001 - 3,000 sq. ft.**



### PLAN# HPR3800113

Style: Craftsman

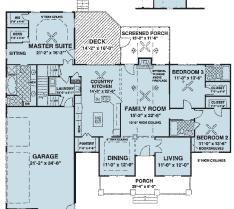
Bedrooms: 3
Bathrooms: 3
Square Footage: 2,156
Bonus Space: 1,535

Dimensions: 71' - 1"w x 64' - 6"d Foundation: Unfinished Walkout

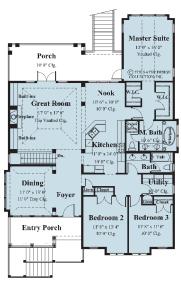
**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$825 \$900 \$975 \$1,400 \$900

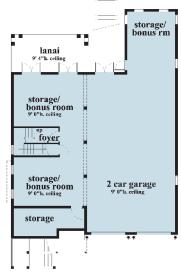
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**MAIN LEVEL** 



MAIN LEVEL



**LOWER LEVEL** 



### **DESIGN BY DAN SATER**

### PLAN# HPR3800114

Style: Italianate

Bedrooms: 3
Bathrooms: 2

Square Footage: 2,137

Dimensions: 44' - 0"w x 61' - 0"d Foundation: Island Basement

**5-SET 8-SET REPRO CAD PDF**N/A N/A \$975 N/A \$975





### HPR3800115 PLAN#

Style: Low Country

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 2,137

Bonus Space: 390 sq. ft.

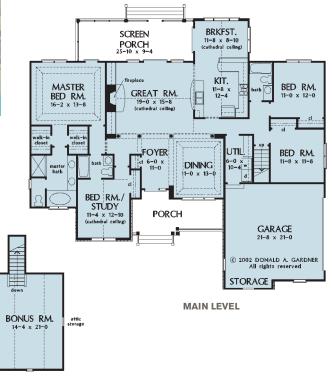
Dimensions: 80' - 8"w x 72' - 0"d

5-SET 8-SET REPRO CAD **PDF** \$935 \$1,000 \$1,335 N/A \$1,335



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### Homes from 2,001 - 3,000 sq. ft.



**OPTIONAL BONUS SPACE** 



**PDF** 

Visit www.customhomeportfolio.com

to see more images of this plan

\$1,260



### PLAN# **HPR3800118**

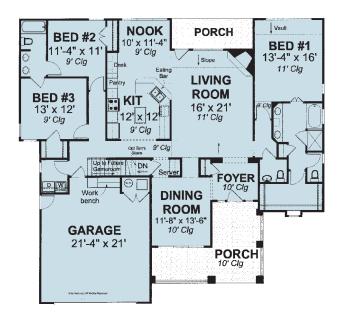
Style: Ranch

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 2,091 Bonus Space: 349 sq. ft.

Dimensions: 78' - 9"w x 71' - 5"d

Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** \$1,145 \$1,245 \$1,995 \$1,245





Style: Craftsman

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 2,056

Dimensions: 60' - 0"w x 56' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,050 \$1,125 \$925 \$925 \$925

Visit www.customhomeportfolio.com to see more images of this plan



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

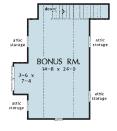
### PLAN# HPR3800120

Style: Craftsman

Bedrooms: 3
Bathrooms: 2
Square Footage: 2,046
Bonus Space: 472 sq. ft.

Dimensions: 59' - 8"w x 75' - 1"d

**5-SET 8-SET REPRO CAD PDF** \$935 \$1,000 \$1,335 N/A \$1,335



**OPTIONAL BONUS SPACE** 



**MAIN LEVEL** 



### Homes from 2,001 - 3,000 sq. ft.



HPR3800121

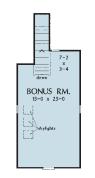
Style: Traditional Bedrooms: 3 Bathrooms: 3

Square Footage: 2,028 Bonus Space: 469 sq. ft.

Dimensions: 62' - 0"w x 69' - 8"d

5-SET 8-SET REPRO CAD **PDF** \$935 \$1,000 \$1,335 N/A \$1,335

Visit www.customhomeportfolio.com to see more images of this plan



**OPTIONAL BONUS SPACE** 







MAIN LEVEL



### HPR3800122 PLAN#

Style: French Country

Bedrooms: 3 Bathrooms: 2 1/2 Square Footage: 1,797 Bonus Space: 349 sq. ft.

Dimensions: 63' - 0"w x 40' - 0"d

5-SET 8-SET REPRO CAD **PDF** \$845 \$910 \$1,185 N/A \$1,185



Style: Low Country

Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 4,932

Bonus Space: 1,032 sq. ft.

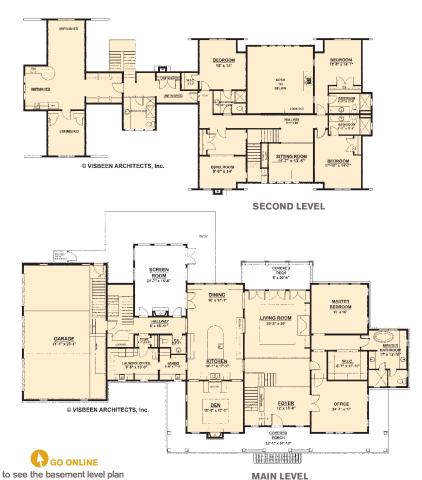
Dimensions: 118' - 0"w x 58' - 0"d Foundation: Optional Finished

**Basement** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

### Visit www.customhomeportfolio.com to see more images of this plan

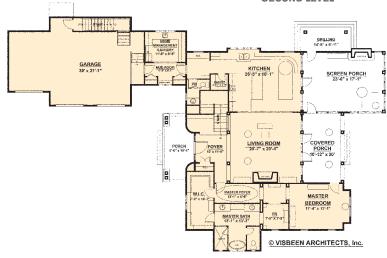
Reminiscent of traditional Southern coastal design, this sizable plan from Visbeen Architects is a luxurious family cottage. In addition to the wraparound front porch, a covered deck, screened room, and patio make it clear that outdoor living is important. Three full bedroom suites, a bunk room, and a spacious loft sitting area are located on the top level. The bonus space can be finished as an apartment that's complete with a kitchen.





### **DESIGN BY VISBEEN ARCHITECTS**

### DALGON DEBENARCHIECTS, Inc. SECOND LEVEL



MAIN LEVEL

### PLAN# HPR3800164

Style: Low Country

Bedrooms: 4

Bathrooms: 4½

Square Footage: 3,238

Bonus Space: 460 sq. ft.

Dimensions: 68' - 4"w x 109' - 10"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A N/A \$3,495 \$1,495

### Visit www.customhomeportfolio.com to see more images of this plan

Designed by Visbeen Architects, this well-proportioned two-story design offers relaxed beauty and functionality. Living, kitchen, and porch spaces flow into each other on the main floor. The master suite is also located on this level and displays a privacy-preserving foyer, a spacious bathroom, and enough closet space for even the biggest wardrobe. Three additional bedroom suites can be found on the upper level. A guest suite is situated separately, above the garage.



Style: Mediterranean

Bedrooms: 5
Bathrooms: 6
Square Footage: 5,816

Dimensions: 88' - 0"w x 110' - 1"d

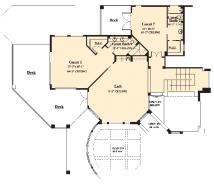
Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$5,816 \$9,887 \$5,816

Visit www.customhomeportfolio.com to see more images of this plan

Grand arches lend Mediterranean flavor to this contemporary estate. An open interior of decorative columns and stone arches defines the formal living and dining rooms. Leisure space invites relaxation in front of a built-in entertainment center, while the outdoor kitchen encourages dining alfresco. A master suite stretches across the left wing, which includes a quiet study. Among the four additional bedroom suites, one boasts a morning kitchen and two have access to a private deck or veranda. This extraordinary design by Dan Sater won an American Residential Design Award in the Custom Luxury category.

### **DESIGN BY DAN SATER**



**SECOND LEVEL** 



**MAIN LEVEL** 



### COVERED PORCH CASUAL DINING 12-5' x 13-4 BEDROOM#3 14-0' x 16-0' LODGE ROOM 23-6' x 22-0' RITCHEN BATH#1 LODGE ROOM 23-6' x 22-0' RITCHEN BEDROOM#3 14-0' x 14-3' LR PAN LR PAN BRIDGE Sty Cavigan Affigita fluencia



### PLAN# HPR3800124

Style: Ranch

Bedrooms: 4

Bathrooms: 4 ½ + ½

Square Footage: 4,941

Dimensions: 98' - 0"w x 59' - 0"d Foundation: Finished Walkout

D. . . . . . . . . . . .

**Basement** 

**5-SET 8-SET REPRO CAD PDF**N/A N/A \$1,895 N/A \$1,895

### Visit www.customhomeportfolio.com to see more images of this plan

This special cottage offers a unique layout with two master suites and private bathrooms for everyone. Inside, relax in the oversized lodge room accented by a stone fireplace and French doors. Entertain at the open kitchen's snack-bar island, the bay-windowed nook, and the columned dining room. The generous master suite and an additional bedroom suite rest on opposite sides of the common rooms. A world of recreation waits downstairs, where two bedrooms enjoy a billiards room, bar, and exercise room.



Style: French Country

Bedrooms: 4
Bathrooms: 4 ½
Square Footage: 4,629

Dimensions: 84' - 10"w x 102' - 3"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$2,100 N/A \$2,100 \$2,600 \$2,100

Visit www.customhomeportfolio.com to see more images of this plan

Dreaming of a home with estate-like elegance and cottage allure? Explore this flexible small-scale chateau. Guests will love wandering through the garden courtyard before dinner. Retire to the handsome study, with a soaring 14-foot ceiling, for a nightcap and conversation. Prepare holiday pastries in the chef's kitchen with friends to keep you company in the comfortable breakfast room. Feel closer without sacrificing space in the open family room fully outfitted with built-ins and a stunning extended-hearth fireplace.



**REAR EXTERIOR** 



### Bdrm. 13-6' x 12-8' Bdrm. 13-6' x 13-9' Bdrm. 13-6' x 13-9' Bunk 13-9' x 7-9' OVISEEN ASODANTS, IN. LOFT 17-6' x 22-8'



MAIN LEVEL



**LOWER LEVEL** 

Style: Cottage
Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 4,608

Dimensions: 49' - 0"w x 54' - 6"d Foundation: Finished Basement

 5-SET
 8-SET
 REPRO CAD
 PDF

 N/A
 N/A
 \$3,495
 \$1,495

### Visit www.customhomeportfolio.com to see more images of this plann

It's easy to see why this beautiful waterfront cottage from Visbeen Architects took home the first place award in the Custom Homes category for its size at the 2014 AIBD American Residential Design Awards. The main floor holds the gathering spaces (including the roomy kitchen with snack-bar seating for four) and the comfortable master suite. The second level accommodates many overnight visitors, with three bedrooms, two bunk rooms, two full baths, and a loft. Head down to the lower level for fun, games, and even more sleeping space.



Style: European

Bedrooms: 4

Bathrooms: 4½

Square Footage: 4,547

Bonus Space: 480 sq. ft.

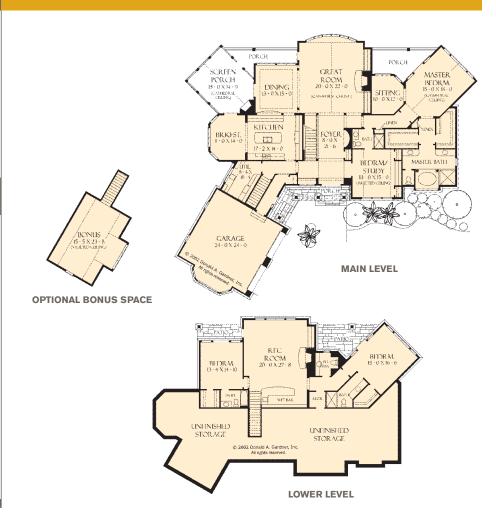
Dimensions: 93' - 11"w x 80' - 9"d

**5-SET 8-SET REPRO CAD PDF** \$2,761 \$2,885 \$3,688 \$7,375 \$3,688

### Visit www.customhomeportfolio.com to see more images of this plan

Sloped gables and graceful arches create an elegant Old World exterior for this Donald A. Gardner Architects design. This hillside walkout features plenty of outdoor living areas. Cathedral ceilings top the great room, master bedroom, and screened porch. Three fireplaces, built-in cabinetry, and an art niche add custom touches, along with the large utility room. Downstairs, each bedroom has its own walk-in closet and bath, while a powder room services the rec room. A wet bar lets kids prepare snacks. For versatility, the home features a bedroom/study and expandable bonus room.

### **DESIGN BY DONALD A. GARDNER ARCHITECTS**





# DESSING MOTO COUNTY TO MOTO COUNTY T



SECOND LEVEL



**REAR EXTERIOR** 

### PLAN# HPR3800128

Style: Prairie
Bedrooms: 4
Bathrooms: 4
Square Footage: 4,237

Dimensions: 66' -2"w x 117' - 10"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,550 \$1,700 N/A N/A \$1,350

Visit www.customhomeportfolio.com to see more images of this plan

This clean-lined but warm contemporary home displays excellent integration with the outdoors via a side-courtyard layout that maximizes the lot. Most rooms open to this outdoor living area, including the secluded guest suite and the luxurious master suite, well-outfitted with its own patio that features a hanging bed for lounging outside. Don't miss the large kitchen island or the kid-friendly second floor with a media room and loft. The ingenious design nabbed awards in the Custom Luxury and Published Designs categories at the 2013 American Residential Design Awards.



Style: Country

Bedrooms: 4
Bathrooms: 4
Square Footage: 4,164

Dimensions: 92' - 5"w x 98' - 11"d

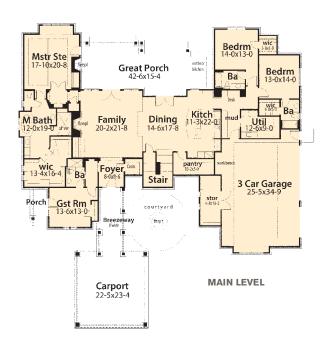
Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** \$1,345 \$1,645 N/A \$2,995 \$1,845

Visit www.customhomeportfolio.com to see more images of this plan

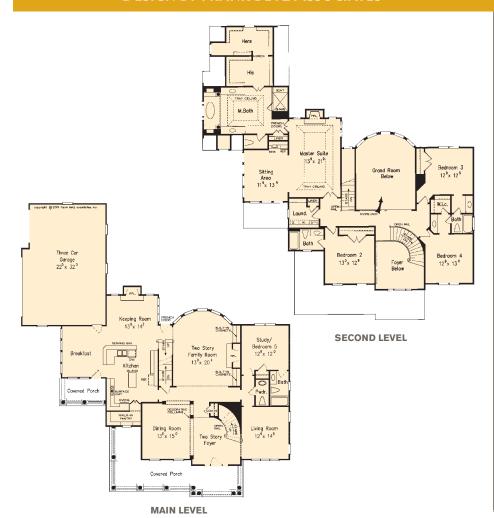
An inviting courtyard with room for a fire pit embellishes the exterior of this surprisingly contemporary country plan (check out the cool stone and sleek asymmetrical roofline). The open-concept design flows easily from the two-story family room to the ample dining room and then the kitchen with a cooktop wrapped in stone arches. The mud room/utility area provides space to sit and take off your shoes, drop the mail, throw in a load of laundry, and walk easily into the kitchen with groceries. In the private master suite, you'll love the large, comfortable bathroom and ample storage.







### **DESIGN BY FRANK BETZ ASSOCIATES**



### PLAN# HPR3800130

Style: Farmhouse

Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 4,152

Dimensions: 72' - 3"w x 78' - 6"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,240 \$1,350 \$1,610 \$2,755 \$1,610

### Visit www.customhomeportfolio.com to see more images of this plan

Build the home of your dreams with this spectacular country manor from Frank Betz Associates. A fantastic two-story bow window affords floods of natural light and grand views of the rear property. The gourmet kitchen is appointed with an island, walk-in pantry, dual ovens, and a convenient serving bar, making any meal a snap. The sunny breakfast nook and hearthwarmed keeping room are perfect for casual gatherings. Upstairs, the master suite steals the show with a full sitting room, outstanding columned tub, immense double closets, and a romantic fireplace.



Style: Craftsman

Bedrooms: 4 ½
Square Footage: 3,937

Bonus Space: 332 sq. ft.

Dimensions: 96' - 5"w x 63' - 11"d

Foundation: Basement /

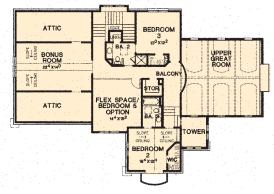
Crawlspace,

Crawlspace, Slab

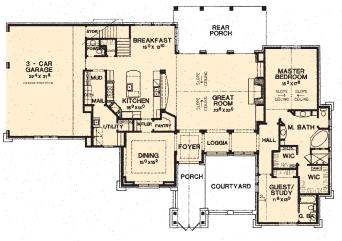
**5-SET 8-SET REPRO CAD PDF** \$1,045 \$1,155 \$1,375 N/A \$1,375

### Visit www.customhomeportfolio.com to see more images of this plan

On the exterior of this gorgeous home, native stone and traditional stucco lend their enduring beauty. Sunlight streams through the large, arch-topped windows into the great room, highlighting an impressive stone fireplace. The kitchen features a thoughtful island that functions as well as it entertains. In the private master wing, double walkin closets and an expansive bathroom create a spacious oasis. One of the upstairs bedrooms features a romantic Juliet balcony overlooking the courtyard.



SECOND LEVEL



**MAIN LEVEL** 



### **DESIGN BY FRANK BETZ ASSOCIATES**



SECOND LEVEL



### PLAN# HPR3800132

Style: French Country

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 3,931
Bonus Space: 399 sq. ft.

Dimensions: 71' - 0"w x 72' - 4"d

Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,240 \$1,350 \$1,610 \$2,755 \$1,610

### Visit www.customhomeportfolio.com to see more images of this plan

European touches highlight the facade of this family home designed by Frank Betz Associates. Step into the living room/office on the right or the dining room on the left. Beyond this is the vaulted family room with a fireplace and built-in shelves. The kitchen, breakfast nook, and keeping room share access to a rear screened porch. The master suite includes decorative ceilings, an exquisite bathroom with double sinks and closets, and a bay window. Three additional bedrooms and two baths are located upstairs.



PLAN# HPR3800133

Style: Mission

Bedrooms: 4

Bathrooms: 4 ½

Square Footage: 3,790

Dimensions: 75' - 0"w x 115' - 0"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$2,447 \$4,330 \$2,447

Visit www.customhomeportfolio.com to see more images of this plan

Fabulous outdoor living spaces highlight this remarkable Mediterranean home from Dan Sater. Two outdoor fireplaces, an outdoor kitchen, a roomy gazebo, and a loggia expand the living area and make entertaining a must. Interior amenities include enhanced ceilings, arched entryways, and abundant built-ins. The spectacular master retreat is sure to please, with a morning kitchen and spa-like bath with a walk-in shower. Three additional bedrooms each access a full bath. The three-car garage is an added bonus.

### **DESIGN BY DAN SATER**





### DESIGN BY DAN SATER

## C'The State Design Collection, Inc. Balcony 31'-10' x 141-0' Guest Suite 15'-2' x 15'-8' Open to Below

**SECOND LEVEL** 

### 

MAIN LEVEL

### PLAN# HPR3800162

Style: Mediterranean-Modern

Bedrooms: 3

Bathrooms: 3 ½ + ½

Square Footage: 3,648

Dimensions: 58' - 6"w x 107' - 0"d

Foundation: Stem Wall

**Foundation** 

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,824 \$3,284 \$1,824

Visit www.customhomeportfolio.com to see more images of this plan

With its stacked stone facade and brick arches, Dan Sater's modern Tuscan plan greets visitors in style. Inside, a wrought-iron railed staircase graces the foyer. The open living area with great room and adjacent kitchen and dining space overlooks a roomy veranda complete with an outdoor kitchen. Accessed through a private foyer, the master suite boasts a sitting area with views to the rear and a luxurious bathroom. The study on this level opens to the side yard, while a full guest suite offers enjoyment of a courtyard. Upstairs is a third bedroom with private bath, a loft with a half bath, and a large balcony.



PLAN# HPR3800134

Style: French Country

Bedrooms: 5
Bathrooms: 4 ½
Square Footage: 3,618
Bonus Space: 344 sq. ft.

Dimensions: 64' - 6"w x 57' - 10"d Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,240 \$1,350 \$1,610 \$2,755 \$1,610

### Visit www.customhomeportfolio.com to see more images of this plan

Lovely arches and a turret-style bay create a beautiful, timeless style for this Frank Betz Associates design. The living room lies inside the turret to the right of the foyer, while the dining room is on the left. Straight ahead, the vaulted two-story family room is warmed by an enchanting fireplace. The breakfast area adjoins the island kitchen and accesses the backyard through a French door. The master suite's French door leads to a private bath that features dual walk-in closets and an oversize tub.





SECOND LEVEL





### **DESIGN BY VISBEEN ARCHITECTS**

### Bdrm. Laundry 15-0° x 15-8 Open to Bdrm. Below Overthe Associates, see

GO ONLINE
to see the basement level plan

**SECOND LEVEL** 



**MAIN LEVEL** 

### PLAN# HPR3800135

Style: Neoclassical

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 3,524

Dimensions: 100' - 0"w x 64' - 0"d Foundation: Finished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF**N/A N/A N/A \$3,995 \$1,995

### Visit www.customhomeportfolio.com to see more images of this plan

Highlights of this elegant Visbeen Architects design include a three-season porch with built-in fireplace, a barbecue, a full glass conservatory offering panoramic views, and a breezeway between the main house and garage. The second floor is designed to endow each bedroom with privacy, including the fireplace-warmed master suite with a grand bath. The second-floor laundry adds convenience. The optional lower level may be finished to provide space for relaxing, entertaining, and exercising.



### PLAN# HPR3800136

Style: Contemporary-Modern

Bedrooms: 4
Bathrooms: 4
Square Footage: 3,353

Dimensions: 68' - 0"w x 71' - 0"d Foundation: Unfinished Daylight

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,500 N/A N/A N/A \$1,200

Visit www.customhomeportfolio.com to see more images of this plan

Strong, clean lines speak to the Prairie influence on this modern design. Inside, each bedroom gets a full bathroom, with the master suite enjoying an extra-luxurious oversized shower and tub. The main floor is divided into the more formal visitors' side and the open, casual family wing, which includes the kitchen's generous island with seating. This plan is offered with either ICF (insulated concrete form) or conventional 2x6 wall framing, and comes with a bonus "Green Specifications" sheet.



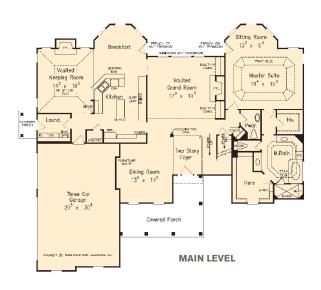
MAIN LEVEL



### **DESIGN BY FRANK BETZ ASSOCIATES**

## Bedroom 3 13° x 13° Wite. Bath Redroom 4 14² x 12° Bedroom 2 13° x 14³ Redroom 2 13° x 14³

**SECOND LEVEL** 



### PLAN# HPR3800137

Style: French Country

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 3,285
Bonus Space: 131 sq. ft.

Dimensions: 71' - 0"w x 62' - 0"d Foundation: Crawlspace, Slab,

Unfinished Walkout

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,130 \$1,205 \$1,450 \$2,500 \$1,450

### Visit www.customhomeportfolio.com to see more images of this plan

A combination of stone, siding, and multiple rooflines creates a cottage feel to this large home from Frank Betz Associates. Inside, the grand room and keeping room feature fireplaces and vaulted ceilings. A sumptuous master suite includes a sitting room, tray ceiling, and lavish private bath. The gourmet kitchen features an island countertop, a serving bar, and a walk-in pantry. Three additional bedrooms are upstairs with two full baths.



Style: New American

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,189

Dimensions: 72' - 0"w x 60' - 6"d

Foundation: Crawlspace,

Slab, Unfinished **Walkout Basement** 

8-SET REPRO CAD \$1,130 \$1,205 \$1,450 \$2,500 \$1,450

### Visit www.customhomeportfolio.com to see more images of this plan

A clever floor plan and stylish facade add appeal to this winsome design by Frank Betz Associates. Inside, angles offer unique room arrangements to maximize space and flexibility. The master suite hosts a vaulted bath with a step-up tub, dual walk-in closets, and an optional sitting room that can also be used as a study. Upper-level bedrooms are designed for privacy, each with a distinctive amenity. A two-car garage, supplemented by an additional single garage, completes the plan.



**MAIN LEVEL** 



### **DESIGN BY DONALD A. GARDNER ARCHITECTS**

### DECK SCREEN PORCH BRKFST. MASTER BED RM. 16-4 x 13-4 GREAT RM. KİTCHEN BED RM./ BONUS RM. DINING BED RM. PORCH **OPTIONAL BONUS SPACE** GARAGE PATIO SITTING REC. ROOM STORAGE (unfinished) **MAIN LEVEL** BED RM. © 1998 DONALD A. GARDNER All rights reserved

**LOWER LEVEL** 

PLAN# HPR3800139

Style: Craftsman

Bedrooms: 4

Bathrooms: 3 ½

Square Footage: 3,132

Bonus Space: 494 sq. ft.

Dimensions: 62' - 3"w x 76' - 7"d

**5-SET 8-SET REPRO CAD PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

Visit www.customhomeportfolio.com to see more images of this plan

Gorgeous ceiling treatments dress up the interior of this striking design from Donald A. Gardner Architects. A partial basement foundation makes this home perfect for hillside lots. The great room features a cathedral ceiling, fireplace with built-in shelves, and access to the screened porch. The master suite occupies a wing all its own and includes a bay window, twin walk-in closets, and an impressive bath. On the other side of the plan, two family bedrooms sit behind the two-car garage, near the kitchen and bayed breakfast room. Downstairs, a rec room and another bedroom with a sitting area open to a patio.



Style: Craftsman

Bedrooms: 3
Bathrooms: 2 ½
Square Footage: 3,126
Bonus Space: 732 sq. ft.

Dimensions: 104' - 7"w x 84' - 0"d Foundation: Crawlspace, Slab,

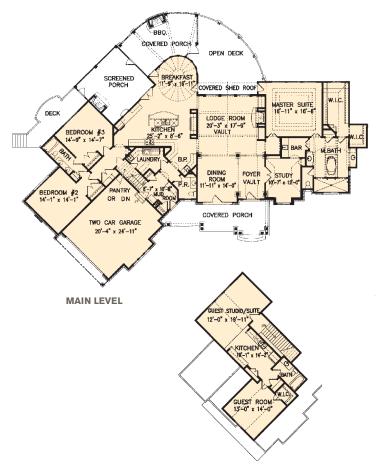
**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$2,495 N/A \$2,495 \$4,250 \$2,495

### Visit www.customhomeportfolio.com to see more images of this plan

An open floor plan and wrapping porches provide many opportunities to enjoy calming views and outdoor living. The screened porch with fire-place creates a comfortable way to enjoy the outdoors, even when Mother Nature doesn't comply. The floor plan features a vaulted foyer, a dramatic dining room, and a lodge room complete with a stone fireplace and vaulted ceiling. The airy kitchen showcases an island with a snack counter. Don't miss the master suite's jaw-dropping bathroom.



**OPTIONAL BONUS SPACE** 



### **DESIGN BY FRANK BETZ ASSOCIATES**

## Bedroom 3 14° x 11° Both O Secretary Secretar

SECOND LEVEL



MAIN LEVEL

### PLAN# HPR3800141

Style: Cottage
Bedrooms: 4
Bathrooms: 4
Square Footage: 3,125
Bonus Space: 425 sq. ft.

Dimensions: 58' - 4"w x 72' - 0"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

**5-SET 8-SET REPRO CAD PDF** \$1,130 \$1,205 \$1,450 \$2,500 \$1,450

### Visit www.customhomeportfolio.com to see more images of this plan

This Frank Betz Associates design borrows from the best-loved traditions along with today's modern trends and forms them into a wonderful family home. The open layout maintains a fresh, airy, sunlit environment. Fireplaces in the family room and keeping room keep the first floor cozy; a master bath with corner shower, garden tub, and walk-in closet keeps homeowners happy. Upstairs, an optional bonus room will make a perfect game or rec room.



Style: French Country

Bedrooms: 4 Bathrooms: 5 Square Footage: 3,103

Dimensions: 45' - 0"w x 97' - 10"d

Foundation: Slab

8-SET REPRO CAD **PDF** 5-SET \$1,552 \$2,793 \$1,552 N/A

Visit www.customhomeportfolio.com to see more images of this plan

Designed by Dan Sater, the layout of this French country home wraps around a terrific side courtyard, which includes a spacious loggia. Inside, the leisure room has a boxed-beamed ceiling, a fireplace, built-in cabinetry, and French doors opening to the loggia. The home's main-level master suite invites you to relax in the garden tub and walk-in shower. A detached guest suite/cabana is perfect for visiting guests. The second level features two guest suites (each with a private bath, and one with a balcony) that share a central loft and deck.





**MAIN LEVEL** 



**SECOND LEVEL** 



### **DESIGN BY DAN SATER**

## Garden Wight Master Bath 10-07-Cig Service 11-07 
PLAN# HPR3800143

Style: Mediterranean

Bedrooms: 4
Bathrooms: 5
Square Footage: 3,031

Dimensions: 52' - 0"w x 95' - 8"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF**N/A N/A \$1,516 \$2,728 \$1,516

### Visit www.customhomeportfolio.com to see more images of this plan

Arched iron gates in the portico of this Dan Sater design offer regal entry to a fabulous secluded courtyard. Rooms surround a pool and fountain with lots of glass for seamless indoor-outdoor living. A second floor features two guest suites and a loft, plus a balcony and deck that offer views of the courtyard from two different perspectives. The master suite has an elegant foyer and a private garden.

MAIN LEVEL



Style: Craftsman

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 3,022

Bonus Space: 334 sq. ft.

Dimensions: 82' - 9"w x 84' - 1"d

**5-SET 8-SET REPRO CAD PDF** \$1,105 \$1,165 \$1,515 N/A \$1,515

Visit www.customhomeportfolio.com to see more images of this plan

Prepare to be impressed by this three-bedroom Craftsman home from Donald A. Gardner Architects, starting with the eye-catching exterior and continuing into the well-planned, luxurious interior. Exceptional features on the main level include the huge kitchen, a lush master suite (complete with a large tub and two sinks), and both a screened and open back porch. The lower level holds two bedrooms (each with its own bath), as well as a rec room with an additional fireplace. On the upper level, a bonus room invites a multitude of possibilities for expansion.

# MASTER BD RM. SCRETT RM STUDY PORCH BED RM. STUDY PORCH PORCH PORCH BED RM. STUDY PORCH BED RM. STUDY PORCH BED RM. STUDY PORCH PORCH PORCH PORCH PORCH PORCH PORCH BED RM. STUDY PORCH 


### Homes more than 3,000 sq. ft.

### **DESIGN BY FRANK BETZ ASSOCIATES**

### HPR3800145 PLAN#

Style: Traditional

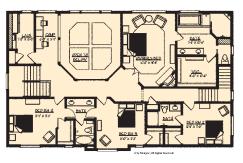
Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 4,797

> Dimensions: 99' - 3"w x 91' - 8"d Foundation: Crawlspace, Slab

5-SET 8-SET REPRO CAD **PDF** \$1,240 \$1,350 \$1,610 \$2,755 \$1,610

Visit www.customhomeportfolio.com to see more images of this plan





SECOND LEVEL



MAIN LEVEL



### HPR3800146 PLAN#

Style: Traditional

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,968

Dimensions: 65' - 0"w x 57' - 11"d

Foundation: Finished Walkout **Basement, Unfinished** 

**Walkout Basement** 

5-SET 8-SET REPRO CAD \$1,036 \$1,137 \$1,283 \$1,961 \$1,283

Visit www.customhomeportfolio.com to see more images of this plan

### more than 3,000 sq. ft.





**DESIGN BY DAN SATER** 

### PLAN# HPR3800147

Style: Mediterranean-

Modern

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 3,877

Dimensions: 70' - 0"w x 123' - 4"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$2,520 \$4,460 \$2,520

Visit www.customhomeportfolio.com to see more images of this plan



DESIGN BY DAN SATER

### PLAN# HPR3800148

Style: New American

Bedrooms: 3 ½

Bathrooms: 3 ½

Square Footage: 3,713

Dimensions: 44' - 2"w x 109' - 4"d

Foundation: Monolithic Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,857 N/A \$1,857

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MAIN LEVEL



**SECOND LEVEL** 

PHOTO BY CJ.WALKER. THIS HOME, AS SHOWN IN THE PHOTOGRAPH, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETALED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY.

PHOTO BY JOHN GIOVANINI, GIOVANNI PHOTOGRAPHY. THIS HOME, AS SHOWN IN THE PHI THE ACTUAL BLUEPRINTS. FOR MORE DETALED INFORMATION, PLEASE CHECK T

Keeping Roc Below



### **DESIGN BY FRANK BETZ ASSOCIATES**

### HPR3800149 PLAN#

Style: European

Bedrooms: 4 Bathrooms: 4 Square Footage: 3,641 Bonus Space: 787 sq. ft.

Dimensions: 64' - 4"w x 87' - 0"d

Foundation: Crawlspace,

**Unfinished Walkout** 

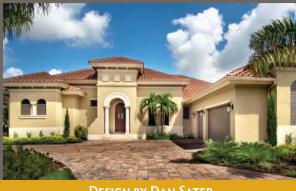
**Basement** 

5-SET 8-SET REPRO CAD **PDF** \$1,130 \$1,205 \$1,450 \$2,500 \$1,450

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### **DESIGN BY DAN SATER**

### HPR3800150 PLAN#

Style: Mediterranean-Modern

Bedrooms: 3 Bathrooms: 3 1/2 Square Footage: 3,543

Dimensions: 75' - 0"w x 105' - 9"d

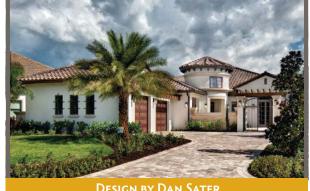
Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** N/A N/A \$1,772 \$3,189 \$1,772

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### DESIGN BY DAN SATER

### HPR3800151 PLAN#

Style: Mediterranean

Bedrooms: 3 Bathrooms: 3 1/2 Square Footage: 3,433

Dimensions: 55' - 0"w x 124 - 8"d Foundation: Monolithic Slab

5-SET 8-SET REPRO CAD PDF \$1,717 \$3,090 \$1,717 N/A

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### PLAN# HPR3800152

Style: Italianate

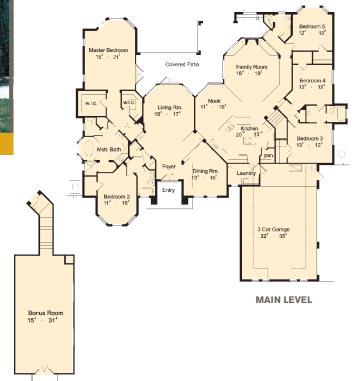
Bedrooms: 5 Bathrooms: 4 Square Footage: 3,424 Bonus Spacce: 507 sq. ft.

Dimensions: 82' - 4"w x 83' - 8"d

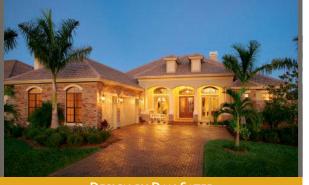
Foundation: Slab

5-SET 8-SET REPRO CAD **PDF** \$830 \$1,050 \$2,100 \$1,050

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**OPTIONAL BONUS SPACE** 



### **DESIGN BY DAN SATER**

### PLAN# HPR3800153

Style: Mediterranean-

Modern

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 3,331

Dimensions: 68' - 8"w x 106' - 0"d

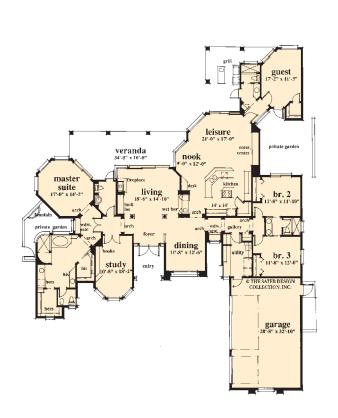
Foundation: Slab

5-SET 8-SET REPRO CAD PDF

N/A N/A \$1,666 \$2,998 \$1,666

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### **DESIGN BY DAN SATER**

### PLAN# HPR3800154

Style: Mediterranean

Bedrooms: 4
Bathrooms: 3 ½

Square Footage: 3,301

Dimensions: 80' - 0"w x 103' - 8"d

Foundation: Slab

**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,651 N/A \$1,651

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### more than 3,000 sq. ft.







**DESIGN BY FRANK BETZ ASSOCIATES** 

### HPR3800155 PLAN#

Style: Cottage

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,206

Bonus Space: 309 sq. ft.

Dimensions: 76' - 0"w x 95' - 6"d Foundation: Crawlspace, Slab,

**Unfinished Walkout** 

**Basement** 

5-SET 8-SET REPRO CAD PDF

\$1,130 \$1,205 \$1,450 \$2,500 \$1,450

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**DESIGN BY FRANK BETZ ASSOCIATES** 

### PLAN# HPR3800156

Style: Traditional

Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,193

Dimensions: 54' - 0"w x 53' - 2"d

Foundation: Crawlspace,

**Unfinished Walkout** 

**Basement** 

5-SET 8-SET REPRO CAD **PDF** \$1,045 \$1,120 \$1,350 \$2,340 \$1,350

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**OPTIONAL BONUS SPACE** 

**MAIN LEVEL** 



### DESIGN BY DAN SATER

### PLAN# HPR3800157

Style: Italianate

Bedrooms: 4
Bathrooms: 3 ½
Square Footage: 3,096

Dimensions: 74' - 0"w x 88' - 0"d

Foundation: Slab

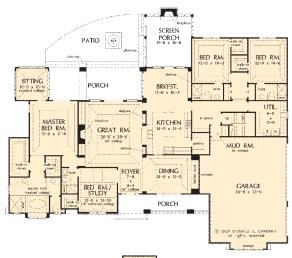
**5-SET 8-SET REPRO CAD PDF** N/A N/A \$1,548 \$2,786 \$1,548

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**MAIN LEVEL** 



MAIN LEVEL

Solve Bonus RM

Hand 130-0

OPTIONAL BONUS SPACE



**DESIGN BY DONALD A. GARDNER ARCHITECTS** 

### PLAN# HPR3800158

Style: French Country

Bedrooms: 4
Bathrooms: 4
Square Footage: 3,047

Bonus Space: 795 sq. ft.

Dimensions: 88' - 6"w x 75' - 8"d

**5-SET 8-SET REPRO CAD PDF** \$1,015 \$1,075 \$1,430 N/A \$1,430

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### more than 3,000 sq. ft.



PLAN# HPR3800159

Style: Traditional

Bedrooms: 3

Bathrooms: 3 ½

Square Footage: 3,020

Dimensions: 62' - 0"w x 70' - 0"d

Foundation: Crawlspace

**5-SET 8-SET REPRO CAD PDF** \$950 \$1,050 \$1,450 \$2,250 \$1,450

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SECOND LEVEL



**DESIGN BY FRANK BETZ ASSOCIATES** 

### PLAN# HPR3800160

Style: Craftsman

Bedrooms: 4
Bathrooms: 4
Square Footage: 3,001

Dimensions: 54' - 0"w x 59' - 6"d Foundation: Crawlspace, Slab,

Unfinished Walkout

Basement

5-SET 8-SET REPRO CAD PDF

\$1,045 \$1,120 \$1,350 \$2,340 \$1,350

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MAIN LEVEL

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Style: Traditional Bedrooms: 4 Bathrooms: 3 1/2 Square Footage: 3,677

Dimensions: 88'-0"w x 67'-6"d



### **HPRG380002**

Style: Contemporary-

Modern

Bedrooms: 3 Bathrooms: 21/2 Square Footage: 3,091

Dimensions: 76'-0"w x 39'-0"d



### **HPRG380003**

Style: Cabin Bedrooms: 2 Bathrooms: 11/2 Square Footage: 1,187 Bonus Space: 104 sq. ft. Dimensions: 28'-0"w x 34'-0"d

Dimensions: 98'-0"w x 63'-0"d



### HPRG380004

Style: Craftsman Bedrooms: 3 Bathrooms: 21/2 Square Footage: 3,641



### HPRG380005

Style: Tudor Bedrooms: 4 Bathrooms: 21/2 Square Footage: 3,072

Dimensions: 60'-0"w x 80'-0"d



### HPRG380006

Style: Shingle Bedrooms: 3 Bathrooms: 21/2

Square Footage: 2,735 Dimensions: 66'-0"w x 58'-0"d



### HPRG380007

Style: French Country

Bedrooms: 4 Bathrooms: 31/2 Square Footage: 4,022

Dimensions: 124'-4"w x 77'-4"d



### HPRG380008

Style: Shingle Bedrooms: 4 Bathrooms: 3 Square Footage: 3,155

Dimensions: 42'-0"w x 54'-0"d



### **HPRG380009**

Style: Shingle Bedrooms: 4 Bathrooms: 31/2 Square Footage: 3.388 Bonus Space: 530 sq. ft Dimensions: 92'-0"w x 74'-0"d



### **HPRG380010**

Style: European Bedrooms: 2 Bathrooms: 21/2 Square Footage: 2.699

Dimensions: 91'-1"w x 81'-7"d



Style: French Country Bedrooms: 5

Bathrooms: 51/2 Square Footage: 7.107

Dimensions: 142'-5"w x 63'-3"d



### HPRG380012

Style: Shingle Bedrooms: 5 Bathrooms: 41/2 Square Footage: 4,964 Bonus Space: 646 sq. ft.

Dimensions: 78'-0"w x 46'-0"d



### **HPRG380013**

Style: Craftsman Bedrooms: 3 Bathrooms: 4 Square Footage: 2,944

Bonus Space: 362 sq. ft. Dimensions: 56'-0"w x 56'-0"d



### HPRG380014

Dimensions: 73'-0"w x 90'-0"d

Style: Cottage Bedrooms: 3 Bathrooms: 31/2 + 1/2 Square Footage: 4,262 Bonus Space: 690 sq. ft.



Style: French Country Bedrooms: 3

Bathrooms: 31/2 Square Footage: 3,698

Dimensions: 78'-0"w x 56'-0"d



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### HPRG380016

Style: New American

Bedrooms: 4 Bathrooms: 31/2 Square Footage: 2,723

Dimensions: 56'-4"w x 50'-6"d



### **HPRG380017**

Style: New American

Bedrooms: 4 Bathrooms: 31/2 Square Footage: 2,930 Bonus Space: 331 sq. ft.

Dimensions: 61'-0"w x 53'-6"d



### HPRG380018

Style: Country Bedrooms: 4 Bathrooms: 3 Square Footage: 2,211 Bonus Space: 227 sq. ft. Dimensions: 57'-0"w x 66'-0"d



### HPRG380019

Style: Colonial Bedrooms: 4 Bathrooms: 31/2 Square Footage: 3,190 Bonus Space: 305 sq. ft.

Dimensions: 74'-0"w x 84'-6"d



### HPRG380020

Style: Cottage Bedrooms: 3 Bathrooms: 21/2 Square Footage: 1,975 Bonus Space: 368 sq. ft.

Dimensions: 46'-0"w x 62'-0"d



### HPRG380021

Style: Craftsman Bedrooms: 4

Bathrooms: 41/2 Square Footage: 3,325

Dimensions: 66'-6"w x 61'-0"d



### HPRG380022

Style: Traditional Bedrooms: 4 Bathrooms: 5 Square Footage: 3,454 Bonus Space: 505 sq. ft.

Dimensions: 66'-4"w x 61'-0"d



### **HPRG380023**

Style: New American

Bedrooms: 3 Bathrooms: 21/2 Square Footage: 2.489 Bonus Space: 363 sq. ft. Dimensions: 55'-6"w x 59'-0"d



### HPRG380024

Style: New American

Bedrooms: 4 Bathrooms: 31/2 Square Footage: 3.718 Bonus Space: 351 sq. ft.

Dimensions: 66'-10"w x 57'-6"d



### Style: French Country

Bedrooms: 3 Bathrooms: 21/2 Square Footage: 2.680

Bonus Space: 249 sq. ft. Dimensions: 58'-4"w x 55'-2"d



### HPRG380026

Style: Colonial Bedrooms: 5

Bathrooms: 4 Square Footage: 2.594 Bonus Space: 353 sq. ft.

Dimensions: 72'-7"w x 51'-5"d



### HPRG380027

Style: Craftsman Bedrooms: 4

Bathrooms: 31/2 Square Footage: 2,717

Dimensions: 46'-4"w x 66'-0"d



### HPRG380028

Style: New American

Bedrooms: 4 Bathrooms: 31/2

Square Footage: 3,262 Dimensions: 63'-0"w x 41'-0"d



### HPRG380029

Style: Country Bedrooms: 4

Bathrooms: 3 Square Footage: 2,351 Bonus Space: 277 sq. ft.

Dimensions: 55'-0"w x 48'-0"d



### HPRG380030

Style: French Country

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,054 Bonus Space: 306 sq. ft.

Dimensions: 60'-0"w x 54'-6"d

BETZ ASSOCIATES, PHOTOS BY BRYAN WILLY PHOTOGRAPHY, ERIC TAYLOR, JENNIFER BINDA, MATTHEW SCOTT PHOTOGRAPHER, AND S. TURNER. THESE HOMES, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS, FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CARFFULLY. © FRANK



### **HPRG380031**

Style: Italianate Bedrooms: 4 Bathrooms: 5

Square Footage: 5,013

Dimensions: 81'-10"w x 113'-0"d



### **HPRG380032**

Style: Plantation

Bedrooms: 3 Bathrooms: 21/2 Square Footage: 2,811

Dimensions: 34'-4"w x 85'-8"d



Style: Italianate Bedrooms: 3 Bathrooms: 21/2 Square Footage: 2,191

Dimensions: 62'-10"w x 73'-6"d



### HPRG380034

Style: New American

Bedrooms: 3 Bathrooms: 21/2 Square Footage: 1,886

Dimensions: 44'-0"w x 44'-0"d



### HPRG380035

Style: Italianate Bedrooms: 4 Bathrooms: 31/2

Square Footage: 3,166 Dimensions: 66'-0"w x 91-8"d



### **HPRG380036**

Style: Mediterranean

Bedrooms: 4 Bathrooms: 41/2 Square Footage: 3,831

Dimensions: 75' 0"w x 125' 1"d



### HPRG380037

Style: Mission Bedrooms: 3 Bathrooms: 21/2 + 1/2

Square Footage: 3,353

Dimensions: 84'-0"w x 92'-0"d



### **HPRG380038**

Style: Italianate Bedrooms: 3

Bathrooms: 21/2 Square Footage: 2,909 Bonus Space: 426 sq. ft.

Dimensions: 50'-0"w x 90'-0"d



### **HPRG380039**

Style: Farmhouse

Bedrooms: 3 Bathrooms: 31/2 Square Footage: 3.528 Bonus Space: 365 sq. ft.

Dimensions: 76'-8"w x 64'-0"d



### **HPRG380040**

Style: European Bedrooms: 4 Bathrooms: 41/2 + 1/2

Square Footage: 6.315 Dimensions: 96'-0"w x 134'-8"d



### **HPRG380041**

Style: Mediterranean

Bedrooms: 3 Bathrooms: 3 Square Footage: 2.885

Dimensions: 72'-0"w x 80'-0"d



### HPRG380042

Style: Mediterranean

Bedrooms: 4 Bathrooms: 41/2 Square Footage: 3,458

Dimensions: 52'-2"w x 94'-0"d



### **HPRG380043**

Style: Country Bedrooms: 3 Bathrooms: 21/2

Square Footage: 2,691 Dimensions: 34'-0"w x 63'-2"d



### **HPRG380044**

Style: Low Country

Bedrooms: 3 Bathrooms: 31/2 Square Footage: 3,285

Dimensions: 52'-0"w x 65'-4"d



### **HPRG**380045

Style: Mediterranean

Bedrooms: 4 Bathrooms: 41/2 Square Footage: 3,138

Dimensions: 44'-0"w x 53'-0"d



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### **Donald A. Gardner Architects**

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### HPRG380046

Style: Ranch Bedrooms: 4 Bathrooms: 3 Square Footage: 2,324 Bonus Space: 408 sq. ft.

Dimensions: 66'-4"w x 65'-8"d



Bedrooms: 3 Bathrooms: 31/2 Square Footage: 2,544

Dimensions: 76'-5"w x 63'-8"d

Style: Craftsman



### HPRG380048

Style: Farmhouse Bedrooms: 3 Bathrooms: 31/2 Square Footage: 2,384 Bonus Space: 359 sq. ft. Dimensions: 69'-8"w x 44'-0"d



### HPRG380049

Style: Farmhouse Bedrooms: 4

Bathrooms: 31/2 Square Footage: 2,586 Bonus Space: 264 sq. ft Dimensions: 70'-7"w x 48'-4"d



### HPRG380050

Style: Country Bedrooms: 3 Bathrooms: 2 Square Footage: 1,724

Bonus Space: 329 sq. ft. Dimensions: 62'-4"w x 57'-10"d



### HPRG380051

Style: Traditional

Bedrooms: 4 Bathrooms: 3 Square Footage: 2,514 Bonus Space: 395 sq. ft.

Dimensions: 65'-2"w x 68'-10"d



### HPRG380052

Style: Country Bedrooms: 4 Bathrooms: 3 Square Footage: 3,140 Bonus Space: 527 sq. ft.

Dimensions: 74'- 10"w x 91'-4"d



### HPRG380053

Style: Craftsman Bedrooms: 4 Bathrooms: 4 Square Footage: 3.014 Bonus Space: 364 sq. ft. Dimensions: 77'-4"w x 72'-9"d



### HPRG380054

Style: European Bedrooms: 4 Bathrooms: 41/2 + 1/2 Square Footage: 6.155 Bonus Space: 523 sq. ft.

Dimensions: 119'-2"w x 100'-7"d



Style: French Country Bedrooms: 4

Bathrooms: 3 Square Footage: 2.818

Dimensions: 70'-0"w x 69'- 10"d



### HPRG380056

Style: European Bedrooms: 4 Bathrooms: 31/2 Square Footage: 3.484

Bonus Space: 403 sq. ft. Dimensions: 68'-7"w x 56'-8"d



### **HPRG380057**

Style: French Country Bedrooms: 5

Bathrooms: 41/2 Square Footage: 3,341 Bonus Space: 386 sq. ft. Dimensions: 73'-8"w x 50'-0"d



### HPRG380058

Style: Craftsman Bedrooms: 3 Bathrooms: 31/2 Square Footage: 3,570

Bonus Space: 586 sq. ft. Dimensions: 84'-4"w x 87'-2"d



### **HPRG380059**

Style: Craftsman Bedrooms: 4 Bathrooms: 31/2 Square Footage: 3,032 Bonus Space: 358 sq. ft.

Dimensions: 71'-8"w x 68'-2"d



Style: Craftsman Bedrooms: 4 Bathrooms: 3 Square Footage: 3,283

Bonus Space: 447 sq. ft. Dimensions: 101'-0"w x 86'-9"d THESE HOMES, AS SHOWN IN THE PHOTOGRAPHS, MAY DIFFER FROM THE ACTUAL BLUEPRINTS. FOR MORE DETAILED INFORMATION, PLEASE CHECK THE FLOOR PLANS CAREFULLY. . S © DONALD A. GARDNER ARCHITECTS,

### **Meet Our Exclusive Designers**

This issue features a selection of exclusive plans by these award-winning designers. Read on to learn more about their work.



### **Visbeen Architects**

As principal of Visbeen Architects in Grand Rapids, Michigan, Wayne Visbeen, AIA, IIDA, leads a creative team dedicated to architectural excellence. Visbeen Architects provides architectural planning and interior design services to homeowners and business owners across the nation.

The firm focuses on designing and developing master-planned communities and custom residences. Inspired by custom details, craftsmanship, and the architectural styles of the past — including Shingle, Mission, and English Tudor — all are designed for modern living, with open spaces, convenient kitchens, and family-friendly floor plans.

The firm has been honored with numerous Best in American Living Awards as well as many more awards from the American Institute of Building Design. Visit www.customhomeportfolio.com to see Visbeen Architects' full collection.

### **Frank Betz Associates**

Frank Betz Associates has created more than 1,000 innovative and functional residential designs since 1976, in a comprehensive array of styles and sizes. What makes a Frank Betz home unique is its combination of historic inspiration with new styles and materials that create homes of classic appeal, with thoroughly up-to-date interiors and highly efficient use of space, all reflecting a distinctly American character.

Whether you're building a luxury mansion or a country cottage, Frank Betz Associates has a huge selection of warm, inviting, and builder-friendly designs. Choose from homes with the artful application of stucco and stone, turret-style bays, cozy fireplaces, dazzling kitchens, and dramatic ceilings. Frank Betz Associates has earned BUILDER Magazine's prestigious Best-Selling Designer award, along with many other design awards. To see Frank Betz Associates' entire collection, visit www.customhomeportfolio.com.





### **Dan Sater**

The Sater Companies have been providing award-winning planning and design services for over 30 years, securely planting their reputation among the country's most recognized luxury design firms. As president and CEO, Dan Sater creates craft homes that reflect his unique sense of casual elegance. Known for open, flowing interiors that interact with expansive outdoor spaces, Sater designs have earned international acclaim, garnering more than 500 design awards.

Dan is a Certified Professional Building Designer, Certified Green Professional, past president of the American Institute of Building Design, and a recent inductee into the institute's prestigious College of Fellows. Dan's past experience as a licensed residential contractor has further grounded him in his understanding of creating elegant, yet practical and efficient luxury homes. Visit www.customhomeportfolio.com to see Dan Sater's design portfolio.

### **Donald A. Gardner Architects**

Since 1978, Donald A. Gardner Architects, Inc. has been revolutionizing the pre-designed house plan industry. Each plan is a unique interpretation of the American family home and incorporates the diversity of styles that shape the United States. Gardner homes include open floor plans, custom-styled features, timeless details, and an abundance of amenities in a broad range of sizes.

Donald A. Gardner designs are created with an eye for detail. Great curb appeal is accompanied by equally pleasing side and rear elevations. Interiors are thoughtfully planned for modern family lifestyles. Happy clients nationwide prove that Gardner designs fit the lives and budgets of today's busy families. Visit www.customhomeportfolio.com to see Donald A. Gardner Architects' full collection.



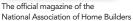
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The official magazine of the American Institute of Architects

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### CHOOSE YOUR PLAN PACKAGE

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### **How Many Sets Will** You Need?

Owner (one set for notes, one for master file)

Builder (generally requires at least three sets: one as a legal document, one for inspections, and at least one to give to subcontractors such as carpenters, electricians, and plumbers)

Local building department (often requires two sets)

Mortgage lender (usually one set for a conventional loan: three sets for FHA or VA loans)

**TOTAL NUMBER OF SETS** 

Do you need more than 8 sets? CAD, Repro, and PDF formats allow you to make at least 10 copies. You can also purchase additional sets a la carte.

Do you plan to make any changes to the design? (80% of people do!)	CAD	A CAD file is a digital copy of your home plan on CD ROM. This format is the easiest to modify, allowing for extensive changes. Includes copyright release for making unlimited copies.
	Reproducible Master (Repro)	A Reproducible Master is one set of house plans printed on Vellum, Sepia, or Mylar. Designers can make changes directly on the master copy. Includes copyright release for making 10 to 12 copies (on average).
	PDF	A PDF is a scanned set of house plans delivered in electronic format via email. Designers can make changes directly on the PDF document. Includes copyright release for making unlimited copies. Can be emailed directly to you and distributed electronically to your builder and sub-contractor, eliminating shipping costs and processing delays.
Do you plan to build the design as is?	8 Copy Construction Set	Printed on bond paper, the 8-set package is the most likely format needed to build most new homes. It is illegal to modify or copy a bond set.
	5 Copy Construction Set	Printed on bond paper, the 5-set package is the minimum required to build some new homes. It is illegal to modify or copy a bond set.
Do you need more details before investing in a complete set of plans?	1 Copy Study Set	The 1-copy study set is typically used for estimating and lending purposes. Set stamped "not for construction".
	\$99 Planning Set	Available on a limited number of plans, the \$99 planning set includes ¼" scale versions of exterior elevations and floor plans.  Set stamped "not for construction". If you buy a blueprint set for the same home within 60 days of your Planning Set purchase, we'll deduct \$99 from your total.



EXCHANGES: With the exception of CAD, PDF, and Reproducible Plan Packages, we will exchange your entire first order for another blueprint from our plan collection within 90 days of the original order. Please call our customer service department at 1.888.690.1116 for your return authorization number and shipping instructions. Fees for exchanging your blueprints are as follows: 20% of the amount of the original order, plus the difference in cost if exchanging for a higher priced plan or less the difference in cost if exchanging for a lower priced plan. Because they can be copied, CAD, PDF, and Reproducible Plan Packages are not exchangeable or refundable. Please call for current postage and handling prices. Shipping and handling charges are not refundable. Please note that you will need to place your new order before your 80% credit is processed. If the returned blueprints look used, redlined, or copied, or if the staples have been removed, we can not process the exchange.

**UPGRADES:** We offer a 90-day upgrade policy. We will be happy to upgrade 1-Set, 5-Set and 8-Set blueprint orders to CAD, PDF, and Reproducible plan packages (price differences may apply). Orders originating as CAD, PDF, and Reproducible Plan Packages cannot be upgraded. Please note that the entire content of your original order must be returned before the upgrade will be processed. Please call our customer service department at 1.888.690.1116 for your return authorization number and shipping instructions or if you have additional questions or concerns.

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www.customhome portfolio.com

**OR CALL TOLL-FREE** 1.800.406.6009

SOURCE CODE: HPR38

### What's In a Set

### A TYPICAL PLAN SET INCLUDES THE FOLLOWING:

While the contents of each blueprint package vary slightly, each contains detailed, high-quality working drawings that show you exactly how your house is to be built. You can expect to find the following standard elements in most plan sets:

### 1. Detailed Floor Plans

These plans show the layout of each floor of the house. Rooms and interior spaces are carefully dimensioned, doors and windows located, and keys are given for cross-section details provided elsewhere in the plans.

### 2. Exterior Elevations

In addition to the front exterior, your blueprint set will include drawings of the rear and sides of your house. These drawings give notes on exterior materials and finishes. Particular attention is given to cornice detail, brick and stone accents or other finish items that make your home unique.

Depending on the home you choose, your order may also include:

### 3. Front Perspective

The artist's sketch of the exterior of the house gives you an idea of how the house will look when built and landscaped.

### 4. Foundation and Basement Plans

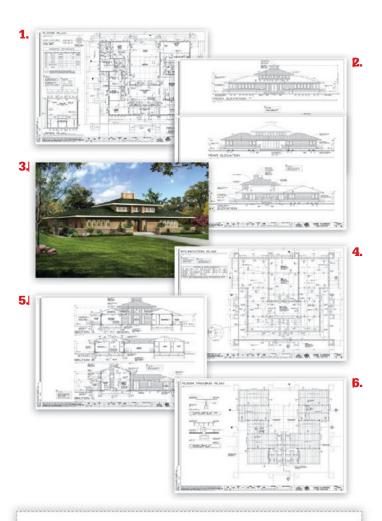
This sheet shows the foundation layout including concrete walls, footings, pads, posts, beams, bearing walls, and foundation notes. If the home features a basement, the first-floor framing details may also be included on this plan. If your plan features slab construction rather than a basement, the plans shows footings and details for a monolithic slab. This page, or another in the set, may include a sample plot plan for locating your house on a building site. Additional sheets focus on foundation cross-sections and other details.

### 5. House and Detailed Cross-Sections

Large-scale views show sections or cutaways of the foundation, interior walls, exterior walls, floors, stainways, and roof details. Additional cross-sections may show important changes in floor, ceiling, or roof heights, or the relationship of one level to another. These sections show exactly how the various parts of the house fit together and are extremely valuable during construction. Additional sheets may include enlarged wall, floor, and roof construction details.

### 6. Floor Structural Supports

Floor framing details come with plans that have basement and/ or crawlspace foundations. Each includes spacing, direction, span, and specifications for floor joists. Beam and window headers, along with necessary details for framing connections, stairways, or dormers are also included.



### **Exclusive Tools to Help You Build**

**Specification Outline:** Show your builder exactly what you want! The Specification Outline details the use and installation of various materials and products; use it as a checklist and communication tool. FREE with any plan purchase.

**Furniture Planner:** See how a room will fit together without the hassle of moving heavy pieces of furniture. The Home Furniture Planner includes reusable peel-and-stick furniture templates that fit on a 12" x 18" laminated layout board — enough space to plan every room in your house. \$19.95 with the purchase of a plan.

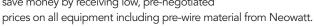
Building Basics Detail Sheets: Electrical, Plumbing, Mechanical, and Construction: If you want to know more about building techniques — and deal more confidently with your subcontractors — we offer four useful detail sheets with non-plan-specific general information that will add to your understanding of these important building topics. The complete set is \$39.95 with the purchase of a plan.

### **Popular Upgrades & Tools**

### **ADDITIONAL SERVICES**

### **High Tech Home**

Take your home to the next level with 21st-centruy technology solutions from Assurity Design Group (ADG). ADG lets you customize the house of your dreams with professional lighting design, lighting control, and top notch audio-video systems. Plus, save money by receiving low, pre-negotiated



### Audio-Video Systems

Add value to your home! Enjoy movies and music like you never have before. Centrally control audio playback from any room.

### Lighting Design And Control

Create a different mood for each space. Emphasize artwork or wall textures. Control all lights with a single button.

AV System Design: \$100

Lighting Design and Control: Starting at \$100

### Mirror and Right-Reading Reverse — Flip Your Plan



"Mirror reverse" plans simply flip the design 180 degrees (keep in mind, the text will also be flipped). For a minimal fee you can have one or more of your plans shipped mirror reverse, although we recommend having at least one regular set handy. When ordering 5-Set or 8-Set plan packages, one set will always remain in its original form. A "Right-Reading Reverse" option is also available for many plans. When you choose this option, the design will be reversed and the text will read normally. All sets will be shipped in this format.

Mirror Reverse: Starting at \$55

Right-Reading Reverse: Starting at \$175

### Cost-to-Build Calculator — Stay on Budget

The StartBuild Cost-to-Build Calculator helps you quickly and easily discover the answer to the number-one question in construction: How much will it cost to build this house? This remarkable online tool allows you to personalize the cost-to-build schedule for any

home plan you choose. Experiment with different material choices and change home features with a few clicks, and compare prices. All estimates are specific to your home plan and geographic region. The StartBuild Cost-to-Build

Calculator is the most accurate cost estimator on the market today.

Cost-to-Build Calculator: \$29.95

### Materials List—Avoid Waste, Save Money

A Materials List helps you to avoid waste, save money, and accurately estimate the cost of your new home. It outlines the quantity, type, and size of materials needed to build your house (with the exception of mechanical system items). Included on the list are framing lumber, windows and doors, kitchen and bath cabinetry, rough and finished hardware, and much more.

Materials List: Starting at \$85-\$150

Additional Materials Lists: Starting at \$20 each



### **CORRESPONDING PLANS**

### Deck Plans—Enjoy the outdoors

Many of our homes have a corresponding deck plan, sold separately, which includes a deck plan frontal sheet, deck framing and floor plans, deck elevations, and a deck materials list.

A standard deck details package, also available, provides all the how-to information necessary for building any deck. Get both the deck plan and the standard deck details package for one low price in our complete deck building package.



### Garage Plans— Add Extra Storage Space



A large variety of multi-purpose garage plans are available to suit your needs. Create storage for bikes, toys, and outdoor supplies, or build a detached garage for additional parking, with space above for living, working, or playing.

### Outdoor Project Plans — Enhance Your Yard



Create an outdoor retreat in your yard! We have outdoor project plans that include everything from garden storage and workshops to playhouses and guesthouses. Enhance a pool area with beauty and function by adding a cabana, or build a charming trellis to adorn your garden.

### Landscape Plans — Sculpt Your Foliage

We offer many landscape plans to complement your new home. The comprehensive landscape blueprint packages include a frontal sheet, plan view, regionalized plant and materials list, a sheet on planting and maintaining your landscape, zone maps, and a plant

size and description guide. Each set of blueprints is a full 18" x 24" with clear, complete instructions in easy-to-read type. Our landscape plans are available with a plant and materials list adapted by horticultural experts to eight regions of the country. Please specify your region when ordering your plan.



### **Modification Services**

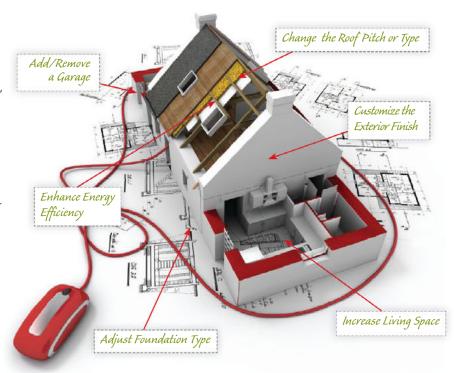
### PERSONALIZE ANY PLAN TO FIT YOUR UNIQUE NEEDS

Have you found a plan that's almost perfect? Maybe you'd like to replace siding with brick or stucco or add a room. Or perhaps you'd like to make a BIG change like transforming the exterior from Craftsman to French country! If so, then customization (also known as modification) is the answer. The possibilities are endless!

Our top architectural experts will work with you to make the changes you want, eliminating the need for time-consuming and often expensive modification through a third-party architecture firm. Your project will be performed quickly, professionally, and much more affordably through the company you already know and trust.

### What We Offer

- Free cost estimate within one business day
- One-on-one design consultations
- Full-service design professionals will modify a stock plan or start from scratch. Our designers can add a room or custom-design your entire home from foundation to roof!



### Plan Modification FAQs

### Can I customize any plan?

Yes! If the plan is available in a Repro, CAD, or PDF format, our design team can customize it. Not sure if it is? Just call us toll-free at 1.888.299.5229.

### What kind of changes can I make?

If you can dream it, our designers can help you achieve it. Typical plan modifications include:

- creating a new foundation
- adding additional rooms
- converting a reach-in closet to a walk-in
- enlarging a half-bath into a full
- changing a front-entrance garage into a side-loading garage
- adding a bedroom fireplace

You can even have us modify the exterior of a home to match your favorite architectural style. You name it, we can do it!

### How much does it cost?

Estimates are FREE!\* Once you've decided to make changes, the average price of modifications is \$800 to \$1,200 in addition to the price of your blueprints — an unbelievable bargain, considering that hiring an architect to design your home can eat up as much as 15% of your building budget. Our design associates will provide you with an exact price quote within one business day after your free initial consultation.

### How long will it take to make changes?

Not long at all. Typical turn-around time is two weeks or less. Of course, larger projects take longer, so it will depend on the scope of your changes. Regardless, a target completion date will be included with your free modification estimate.

\*For a small number of plans, there is a \$50 fee for a modification quote.

### FREE

### MODIFICATION QUOTE

There's no cost to obtain a design estimate!\*

Call us today! **1.888.299.5229** 

\*For a small number of plans, there is a \$50 fee for a modification quote.

\$100

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Call us today! 1.888.299.5229

\*Not valid with any other discounts or on projects less than \$800. Mention \$100 Off Coupon when ordering.

### Important: Read Before You Buy!

### **BEFORE YOU BUILD**



Depending on where you live, you may need:

### ARCHITECTURAL AND ENGINEERING SEALS

Some cities and states now require that a licensed architect or engineer review and "seal" a blueprint, or officially approve it, prior to construction. Before applying for a building permit or the start of actual construction, we strongly advise that you consult your local building official who can tell you if such a review is required.

### BUILDING CODES AND ZONING REQUIREMENTS

Each plan was designed to meet or exceed the requirements of a nationally recognized model building code in effect at the time and place the plan was drawn. However, your plan may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction.

### Nevada residents

Nevada law requires your plans to be redrawn by a Nevadaregistered professional. Consult your local building official for more information.

### **Terms and Conditions**

Disclaimer: The designers we work with have put substantial care and effort into the creation of their blueprints. However, because we cannot provide on-site consultation, supervision, and control over actual construction, and because of the great variance in local building requirements, building practices, and soil, seismic, weather, and other conditions, we make no warranty of any kind, expressed or implied, with respect to the content or use of the blueprints, including but not limited to any warranty of merchantability or fitness for a particular purpose. Items, prices, terms and conditions are subject to change without notice.

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